

TWENTY FIVE SOUTH REALTY LIMITED

Regd. Off. - Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road,
Prabhadevi, Mumbai - 400025

Tel: +91 9920752525, **Email id:** secretarial@25residences.com, **Website:** www.25residences.com

CIN: U51100MH1996PLC100876

Date: September 04, 2026

To,

Listing Department (Debt Listing)
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai - 400 001

Ref.: Scrip Code: 960399 and 949759

Sub: Annual Report for the Financial Year 2025-2026 and Notice of 30th Annual General Meeting of the Company.

Dear Sir/Madam,

Pursuant to Regulation 53 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) we hereby enclose the Annual Report for the Financial Year ended March 31, 2026 along with the Notice of the 30th Annual General meeting of the Company ("**AGM Notice**") scheduled to be held on Tuesday, September 29, 2026 at 12:00 p.m. (IST) at Jolly Conference Room, 4th Floor, IMC Building, IMC Marg, Churchgate, Mumbai 400 020.

We request you to please take the same on record.

Thanking you,

Yours Faithfully,

For **TWENTY FIVE SOUTH REALTY LIMITED**

Mukesh
Narayan Tank

Digitally signed by
Mukesh Narayan Tank
Date: 2026.09.04
16:20:57 +05'30'

Mukesh Tank
Company Secretary
Membership No: F9604

TWENTY FIVE SOUTH REALTY LIMITED

**30TH ANNUAL REPORT
2025 – 2026**

BOARD OF DIRECTORS

MR. PRAPHUL SHINDE WHOLE-TIME DIRECTOR

MR. SACHIN SAWANT NON-EXECUTIVE DIRECTOR

MR. SUNIL C. SHAH	} INDEPENDENT DIRECTORS
MS. NANDINI DESHMUKH	

KEY MANAGERIAL PERSONNEL

MS. ALAKNANDA PURAV - CHIEF FINANCIAL OFFICER

MS. APURVA DUBEY (Upto October 09, 2025) - COMPANY SECRETARY

MR. MUKESH TANK (w.e.f November 13, 2025) - COMPANY SECRETARY

STATUTORY AUDITORS

M/S. A R C K & CO.

CHARTERED ACCOUNTANTS

INTERNAL AUDITORSM/S. NDAA & ASSOCIATES LLP
CHARTERED ACCOUNTANTS**COST AUDITORS**M/S. SHEKHAR JOSHI & CO.
COST ACCOUNTANTS**SECRETARIAL
AUDITORS**M/S. HRU & ASSOCIATES
PRACTICING COMPANY
SECRETARIES**TRUSTEES FOR DEBENTURE HOLDERS****CATALYST TRUSTEESHIP LIMITED**

901, 9TH FLOOR, TOWER B, PENINSULA BUSINESS PARK TOWER,
 SENAPATI BAPAT MARG, LOWER PAREL, (WEST),
 MUMBAI, MAHARASHTRA 400 013

REGISTERED OFFICE

HINDOOSTAN MILLS COMPOUND, KASHINATH DHURI MARG,
 PATILWADI, OFF VEER SAVARKAR ROAD, PRABHADEVI, MUMBAI - 400025
 CIN-U51100MH1996PLC100876

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NOTICE OF THIRTIETH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT THE THIRTIETH ANNUAL GENERAL MEETING OF THE MEMBERS OF TWENTY FIVE SOUTH REALTY LIMITED WILL BE HELD ON TUESDAY, SEPTEMBER 29, 2026 AT 12:00 P.M., AT JOLLY CONFERENCE ROOM, 4TH FLOOR, IMC BUILDING, IMC MARG, CHURCHGATE, MUMBAI – 400020 TO TRANSACT THE FOLLOWING BUSINESS: -

ORDINARY BUSINESS:

1. **To receive, consider and adopt**

- (a) **the audited standalone financial statement of the Company for the financial year ended March 31, 2026 and the reports of the Auditors and Board of Directors thereon; and**
- (b) **the audited consolidated financial statements of the Company for the financial year ended March 31, 2026 and the report of Auditors thereon**

To consider and if thought fit, to pass, the following resolutions as **Ordinary Resolutions**:

- a) **“RESOLVED THAT** the audited standalone financial statement of the Company for the financial year ended March 31, 2026 and the reports of the Auditors and Board of Directors thereon, as circulated to the members, be and are hereby considered and adopted.”
- b) **“RESOLVED THAT** the audited consolidated financial statement of the Company for the financial year ended March 31, 2026 and the report of Auditors thereon, as circulated to the members, be and are hereby considered and adopted.”

2. **To appoint a Director in place of Mr. Sachin Sawant (DIN: 08245090) who retires by rotation and, being eligible, offers himself for re-appointment**

To consider and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT in accordance with the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, Mr. Sachin Sawant (DIN: 08245090), who retires by rotation at this meeting, be and is hereby appointed as a Director of the Company.”

SPECIAL BUSINESS:

3. **To ratify the Remuneration payable to the Cost Auditors of the Company for the financial year ending March 31, 2027**

To consider and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory amendment(s) or modification(s) or re-enactment(s) thereof, for the time being in force), the remuneration of the Cost Auditor, M/s. Shekhar Joshi & Co., Cost Accountants (Firm Registration No. 100448), of ₹ 1,60,000/- (Rupees One Lakh Sixty Thousand only) plus applicable tax and reimbursement of out-of-pocket expenses to conduct the audit of the cost records of the Company for the financial year ending March 31, 2027, as recommended by the Audit Committee and approved by the Board of Directors, be and is hereby ratified and approved.

RESOLVED FURTHER THAT the Board of Directors and/or Key Managerial Personnel of the Company be and are hereby authorized to do all such acts, deeds, matters and things as may be deemed necessary, desirable, proper or expedient for the purpose of giving effect to the above resolution.”

4. **Approval of Transactions with Related Parties under Section 188 of the Companies Act, 2013**

To consider and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

“RESOLVED THAT pursuant to the provisions of Section 188 and other applicable provisions, if any, of the Companies Act, 2013 (the ‘Act’) read with Rule 15 (3) of the Companies (Meetings of Board and its Powers) Rules, 2014 (the ‘Rules’) and applicable provisions under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the ‘Listing Regulations’), if any, including any statutory modifications and amendments to each of the foregoing, and applicable notifications, clarification, circulars, rules and regulations issued by Central Government or any governmental or statutory authorities, the Memorandum and Articles of Association of the Company and Subject to such other approvals, consents, permissions and sanctions as may be applicable, including such conditions and modification as may be prescribed or imposed while granting such approvals, consents, permissions, and pursuant to the approval of the Audit Committee and the Board of Directors of the Company, the members of the Company do hereby accord consent to the Board of Directors of the Company (hereinafter referred to as ‘the Board’ which term shall be deemed to include any committee of directors constituted by the Board) for entering into or continuing with the transactions (whether individual transactions or transaction taken together or series of transaction) / arrangements / contract (including any other transfer of resources, services or obligations) including material related party transactions, as defined under the Act and the Listing Regulations, to enter into by the company from time to time and to be enter into from the Financial Year 2026-2027 and onwards for each financial year upto the maximum amount per annum as per details provided hereunder, on such terms and conditions as may be mutually agreed upon between the Company and the related party:

MAXIMUM VALUE PER EACH TYPE OF CONTRACT / TRANSACTION INTER-CHANGEABLE PER ANNUM W.E.F. APRIL 01, 2026

Transactions as defined under Section 188 (1) of the Companies Act, 2013 / Listing Regulations

Name of Related Parties	Nature of Transaction	Amount (Rs. in crores)
HOLDING COMPANIES Nitant Real Estate Private Limited	Making investment in securities / capital contribution; Making loans / business advances / inter-corporate deposits; Providing corporate guarantees / securities / collaterals for loans availed;	500
SUBIDIARY COMPANIES Twenty Five Downtown Realty Limited	Leasing of property of any kind; Availing/rendering of services; Sale/purchase/supply of goods and materials; Selling or otherwise disposing of, or buying property of any kind including FSI / TDRs;	1500
GROUP COMPANIES Amazia Developers Private Limited Distinctive realty Private Limited Hubtown Limited 25 West Realty Private Limited	Any other transfer of resources / services or obligations	500

RESOLVED FURTHER THAT for the purpose of giving effect to this Resolution, the Board of Directors of the Company (hereinafter referred to as 'the Board', which term shall be deemed to include any Committee which the Board has constituted or may constitute hereafter to exercise its powers herein conferred) be and is hereby authorised to agree, make, accept and finalize all such terms, condition(s), modification(s) and alteration(s) as it may deem fit and the Board is also hereby authorised to resolve and settle all questions, difficulties or doubts that may arise with regard to the said transactions and to finalize and execute all such agreements, deeds, documents and writings and to do all such acts, deeds, matters and things in connection therewith and incidental thereto as the Board may in its absolute discretion deem fit without being required to seek any further consent or approval of the members or otherwise to the end and intent that the members shall be deemed to have given their approval thereto expressly by the authority of this resolution;

RESOLVED FURTHER THAT the Board be and is hereby authorised to delegate all or any of the powers conferred on it by or under this resolution to any committee of Directors or any Director or any other officer(s) of the Company as it may consider appropriate in order to give effect to this resolution;

RESOLVED FURTHER THAT all actions taken by the Board in connection with any matter referred to or contemplated in respect of the aforesaid resolution be and are hereby approved, ratified and confirmed in all respect.”

Registered Office:

Hindoostan Mills Compound,
Kashinath Dhuri Marg, Patilwadi,
Off Veer Savarkar Road,
Prabhadevi, Mumbai-400025
CIN-U51100MH1996PLC100876

**By Order of the Board of Directors
For Twenty Five South Realty Limited**

**Sachin Sawant
Director
(DIN: 08245090)**

Place: Mumbai

Date: 13/08/2026

NOTES:

1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote instead of himself and a proxy need not be a member of the company.
2. Proxies, in order to be effective, must be received at the Registered Office of the Company not less than 48 hours before the commencement of the meeting.
3. A person can act as proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than ten percent of the total share capital of the Company. A member holding more than ten percent of the total share capital of the Company carrying voting rights may appoint a single person as a proxy and such person shall not act as proxy for any other person or shareholder. A Proxy form is enclosed herewith.
4. A Proxy shall not have a right to speak at the AGM and shall not be entitled to vote except on a poll.
5. Explanatory Statement pursuant to Section 102 of the Act relating to item no. 3 & 4 of the Notice of this 30th AGM is annexed hereto. Also, relevant details in respect of the Director seeking appointment/ re-appointment at the AGM, in terms of Clause 1.2.5 of Secretarial Standard – 2 on General Meetings is also annexed to this notice as “Annexure I”.
6. Corporate Members intending to attend the Meeting through their authorized representatives are requested to send a Certified True Copy of the Board Resolution and Power of Attorney (PDF/JPG Format), if any, authorizing its representative to attend and vote on their behalf at the Meeting. The said Resolution/Authorization shall be sent to the Company by email through its registered email address i.e. secretarial@25residences.com.
7. Members may also note that the Notice of 30th Annual General Meeting and Annual Report 2025-2026 will be available on the website of the Company at www.25south.in.

8. The Register of Members and Share Transfer books of the Company will remain closed from September 23, 2026 to September 29, 2026 (both days inclusive), for the purpose of AGM.
9. The Register of Directors' and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the Directors are interested maintained under Section 189 of the Act and all other documents referred to in the Notice will be available for inspection by the members without any fee by the members.
10. In case of joint holders, those members whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote at the AGM.
11. Members/Proxies/Representatives should bring the enclosed duly filled Attendance Slip, for attending the Meeting.

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**By Order of the Board of Directors
For Twenty Five South Realty Limited**

**Sachin Sawant
Director
(DIN: 08245090)**

Place: Mumbai

Date: 13/08/2026

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013 (THE ACT)

ITEM NO. 3

The Board of Directors of the Company, based on the recommendation of the Audit Committee, has approved the appointment of M/s. Shekhar Joshi & Co., Cost Accountants (Firm Registration No. 100448) as Cost Auditor for auditing the cost records of the Company for the financial year 2026-27 on a remuneration of ₹ 1,60,000/- (Rupees One Lakh Sixty Thousand only) plus applicable tax and reimbursement of out-of-pocket expenses.

The Company has received the consent letter and eligibility certificate from M/s. Shekhar Joshi & Co., Cost Accountants, to act as Cost Auditors of the Company for the year ending March 31, 2027 along with a confirmation that, their appointment, if made, would be within the limits prescribed under the Companies Act, 2013 ("Act"). The said eligibility certificate and consent letter will be available for inspection of the members through electronic mode.

In accordance with the provisions of section 148 of the Act read with the Companies (Audit and Auditors) Rules, 2014, remuneration to the cost Auditors as recommended by the Audit Committee and approved by the Board of Directors, has to be ratified by the members of the Company. Accordingly, ratification by the members is sought, for the payment of the remuneration amounting to ₹ 1,60,000/- (Rupees One Lakh Sixty Thousand only) for cost audit for each financial year plus applicable taxes and out-of-pocket expenses to the Cost Auditor for Financial Year ending March 31, 2027.

The Board recommends the ordinary resolution at Item No. 3 of the accompanying Notice for the approval of the members.

None of the Directors, Key Managerial Personnel's of the Company or their relatives are, in any way, concerned or interested, financially or otherwise in the said resolution.

ITEM NO. 4

Section 188 of the Companies Act, 2013 (the Act) read with Rules 15 and 16 of the Companies (Meetings of Board and its Powers) Rules, 2014 (the Rules) prescribes the procedure for approval of related party transaction(s). Further, the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations'), if any, provides that all material related party transactions shall require the approval of the shareholders through an ordinary resolution. The first proviso to sub-section (1) of section 188 provides that a transactions not exceeding such sums a prescribed under Rule 15 of the Companies (Meeting of Board and its Powers) Rules, 2014 provides that, except with the prior approval of the members, a company shall not enter into a transaction or transactions as mentioned below:

- (i) sale, purchase or supply of any goods or material, directly or through appointment of agent, amounting to ten percent or more of the turnover of the company;
- (ii) selling or otherwise disposing of or buying property of any kind, directly or through appointment of agent, amounting to ten percent or more of net worth of the company;

- (iii) leasing of property any kind amounting to ten percent or more of the turnover of the company;
- (iv) availing or rendering of any services, directly or through appointment of agent, amounting to ten percent or more of the turnover of the company.

The proviso to Section 188 (1) also states that nothing in Section 188 (1) will apply to any transaction entered into with a related party by the Company in its ordinary course of business and on arm's length basis.

Based on the provisions of Section 188 of the Act and the Rules made thereunder and the Listing Regulations, the Audit Committee and the Board of Directors of the Company have approved the proposed transactions detailed in the resolution at Item No. 4 of the accompanying Notice that the Company may enter into with its related parties as defined in Section 2 (76) of the Act and the Listing Regulations.

The maximum value of the transactions as mentioned in the table at Item No. 4 is for each type of transaction specified therein, which limits are inter-changeable, for each financial year commencing from 2026-2027 onwards.

The approval of the shareholders is being sought by an Ordinary resolution in the event of any related party transaction exceeding in each financial year, the threshold limits set out under the Listing Regulations or the limits specified in Rule 15 (3) of the Rules.

The above transactions were approved by the Audit Committee and the Board of Directors as the same are in the interest of the Company.

The particulars of the transactions pursuant to Explanation (3) to Rule 15 (3) of the Rules are as under:

A.	Name of the Related Parties	1. Nitant Real Estate Private Limited
		2. Twenty Five Downtown Realty Limited
		3. Amazia Developers Private Limited
		4. Distinctive realty Private Limited
		5. Hubtown Limited
		6. 25 West Realty Private Limited
B.	Nature of Relationship	Holding ,Subsidiary and Other Group Companies
C	Nature, material terms, monetary value and particulars of contract or arrangement	1. The Company may be required to grant business advance / loan and/or make investment in the securities and/or capital contribution in the entities mentioned in the resolution as a part of strategic business decision, to the extent necessary to support the business operations of the said entities.
		2. Additionally, the Company may also be required to provide security by way of mortgage / hypothecation / pledge of securities held and/or charge on any of its movable/immovable properties to the extent of the loan that may be availed by the said entities from term lenders.

	3.	The Company may also be required to provide corporate guarantee as collateral security to the extent of the loan that may be availed by the said entities from those lenders. The corporate guarantee shall be provided for the entire duration of the loan. No commission shall be paid by the said entities to the Company in consideration thereof.
	4.	The Company may also enter into transaction for purchase/sale/lease of immovable properties including FSI and TDRs with the said entities.
	5.	As a condition for loans that may be availed by the Company from term lenders the promoters / promoter group may be required to provide security for such borrowings by way of pledge of the shares of the Company held by them in favour of the respective lenders. Such shares shall continue to remain pledged for the entire duration of the loan

The transactions of the Company with the above mentioned related party put up for approval are in the ordinary course of business and on arm's length basis and these transactions are based on business requirements and are necessary for the smooth and efficient functioning of your Company.

The Board recommends an ordinary resolution as set out at Item No. 4 of the accompanying Notice for approval by unrelated shareholders of the Company in terms of Section 188 (3) of the Act and Listing Regulations, if any.

Except the Directors and their relatives (to the extent of their shareholding in the Company), mentioned hereinabove, no other Directors or the relatives of the Directors or Key Managerial Personnel are concerned or interested, financially or otherwise in the said resolution.

Registered Office:

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**By Order of the Board of Directors
For Twenty Five South Realty Limited**

Sachin Sawant
Director
(DIN: 08245090)

Place: Mumbai

Date: 13/08/2026

“Annexure – I”

DETAILS OF DIRECTOR SEEKING APPOINTMENT/REAPPOINTMENT IN THE ENSUING ANNUAL GENERAL MEETING PURSUANT TO CLAUSE 1.2.5 OF SECRETARIAL STANDARD SS- 2 ON GENERAL MEETINGS

Name of the Directors →	Mr. Sachin Sawant
Particulars ↓ DIN →	08245090
Category	Non-Executive
Age	44 years
Date of first appointment on Board	April 28, 2023
Qualification	MBA
Experience in functional area	Over 19 years
Nature of expertise in specific functional areas.	Preparation & finalization of Information Memorandum, Preparing proposal for Banks and Investor Purpose and other Finance areas
Terms and conditions of appointment / reappointment along with details of remuneration sought to be paid	Appointed as Non- Executive Director in the Professional Category liable to retire by rotation. Remuneration - NA
Remuneration last drawn	Not Applicable
No. of shares held as on March 31, 2026 (either singly or as first named joint shareholder only)	Nil
Relationship with other Directors, Manager and Key Managerial Personnel	None
No. of Board meetings attended during the year	FY 2025-26: 100% (7 Meetings held) FY 2026-27 (till the date of Notice): 100% (2 Meetings held)
Directorships in other companies as on March 31, 2026	Whitebud Developers Limited 25 Chalets Private limited Hubtowncentral Private Limited Twenty Five South Realty Limited Hubtown Harmony Maintenance Private Limited Shubhsiddhi Builders Private Limited Agaswatt Private Limited
Membership / Chairmanship of Committees of other public limited companies (Audit Committee and Stakeholders Relationship Committee only)	None

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**By Order of the Board of Directors
For Twenty Five South Realty Limited**

**Sachin Sawant
Director
(DIN: 08245090)**

Place: Mumbai

Date: 13/08/2026

August

BOARD'S REPORT

**TO
THE MEMBERS
TWENTY FIVE SOUTH REALTY LIMITED**

Your Directors presents their 30th Report on the business and operation of the Company and the accounts for the financial year ended March 31, 2026.

FINANCIAL HIGHLIGHTS:

The financial highlights of the Company for the year ended March 31, 2026 are as hereunder:

(₹ in lakh)

	STANDALONE		CONSOLIDATED	
	March 31, 2026	March 31, 2025	March 31, 2026	March 31, 2025
Income from Operations	4,584	4,915	4,584	4,915
Total Income	43,220	31,883	27,211	17,247
Total Expenses	39,834	45,620	29,374	32,260
Profit / (Loss) before Tax	3,386	(13,737)	(2,163)	(15,012)
Profit / (Loss) for the year	2,852	19,500	(1,231)	18,223
Add : Other Comprehensive Income	64	10	45	10
Total Comprehensive Income (Loss) for the year	2,916	19,510	(1,186)	18,233

FINANCIAL PERFORMANCE:

Standalone Financials:

- Income from operations stood at ₹ 4,584 Lakh as against ₹ 4,915 Lakh in the previous year;
- Total Income stood at ₹ 43,220 Lakh as against ₹ 31,883 Lakh in the previous year;
- Total Expenses stood at ₹ 39,834 Lakh as against ₹ 45,620 Lakh in the previous year;
- Profit before Tax was ₹ 3,386 Lakh as against loss of ₹ 13,737 Lakh in the previous year;
- Profit for the year was ₹ 2,852 Lakh as against profit of ₹ 19,500 Lakh in the previous year;

Consolidated Financials:

- Income from operations stood at ₹ 4,584 Lakh as against ₹ 4,915 Lakh in the previous year;
- Total Income stood at ₹ 27,211 Lakh as against ₹ 17,247 Lakh in the previous year;
- Total Expenses stood at ₹ 29,374 Lakh as against ₹ 32,260 Lakh in the previous year;
- Loss before Tax was ₹ 2,163 Lakh as against loss of ₹ 15,012 Lakh in the previous year
- Loss for the year was ₹ 1,231 Lakh as against profit of ₹ 18,223 Lakh in the previous year;

STATE OF COMPANY'S AFFAIRS

Your Company is one of India's leading real estate company, engaged in the business of execution and development of real estate project "25 South", one of the luxurious project of South Mumbai.

TRANSFER TO RESERVES

No amount is proposed to be transferred to General Reserves during the year under review.

DIVIDEND

The Directors have not recommended any dividend for the year under review.

MATERIAL CHANGES AND COMMITMENTS:

No material changes or commitments have occurred between the end of the financial year of the Company to which the financial statements relate and the date of this report.

CHANGE IN NATURE OF BUSINESS

There has been no change in the nature of business of the Company during the year under review.

DEPOSITS

The Company has not accepted any deposits during the year under review.

CHANGES IN SHARE CAPITAL:**a. Authorised Share Capital**

During the year under review, there has been no change in the Authorised Share Capital of the Company, as on March 31, 2026, the Authorised Share Capital of the Company was Rs. 20,00,000 (Rupees Twenty Lakhs Only).

b. Paid-up Share Capital

During the year under review, there has been no change in the Paid-up Share Capital of the Company, as on March 31, 2026, the Paid up Equity Share Capital of the Company was Rs. 4,81,350/- (Rupees Four Lakh Eighty One Thousand Three Hundred and Fifty Only) and Paid up Preference Share Capital of the Company was Rs. 18,650/- (Rupees Eighteen Thousand Six Hundred and Fifty Only).

DEBENTURES

The Company has following outstanding Non-Convertible Debentures (NCD's) as on March 31, 2026:

Sr. No.	Particulars	Outstanding amount as on March 31, 2026 ₹
1	1000 senior, secured, rated, listed, redeemable and non-convertible debentures	10,00,000/-
2	9740 junior, unsecured, unrated, unlisted, redeemable and non-convertible debentures	8,84,00,00,000/-
3	3500 unlisted, rated secured cumulative redeemable non-convertible debentures	3,50,00,00,000/-
4	1400 unlisted, rated secured cumulative redeemable non-convertible debentures	1,40,00,00,000/-
5	12950 unlisted, rated secured cumulative redeemable non-convertible debentures	9,63,52,37,538/-

During the year under review, the Company has not issued and allotted any Non-Convertible Debentures.

EMPLOYEE STOCK OPTION SCHEME

During the year under review, the Company has not issued any share under the Employee Stock Option Scheme.

DETAILS OF SUBSIDIARY, JOINT VENTURES, AND ASSOCIATES COMPANIES

Twenty Five Downtown Realty Limited is a subsidiary of the Company. During the year under review, no company became or ceased to be a subsidiary, joint venture or associate of the Company.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

The Constitution of the Board of Directors of the Company as at March 31, 2026 is as follows:

Sr. No	Name of Director	DIN	Designation
1	Mr. Praphul Shinde	03140671	Whole Time Director
2	Mr. Sachin Sawant	08245090	Non-Executive Director
3	Ms. Nandini Deshmukh	10644423	Non-Executive Independent Director
4	Mr. Sunil Shah	06947244	Non-Executive Independent Director

The Key Managerial Personnel of the Company as on March 31, 2026 are as under:

Sr. No	Name of KMP	Designation
1	Ms. Alaknanda Purav	Chief Financial Officer
2	Mr. Mukesh Tank	Company Secretary & Compliance Officer

During the year under review, Ms. Apurva Dubey resigned from the office of Company Secretary & Compliance Officer of the Company with effect from October 09, 2025.

Subsequently, Mr. Mukesh Tank was appointed as the Company Secretary & Compliance Officer of the Company with effect from November 13, 2025.

Further, Ms. Vandana Dhanki resigned as Non-Executive Independent Director of the Company with effect from November 13, 2025. The Board places on record its sincere appreciation for the valuable guidance and contributions made by her during her tenure with the Company.

ANNUAL RETURN

Pursuant to the provisions of section 134(3) (a) and section 92(3) of the Companies Act, 2013, the Annual return will be available on the website of the Company at the link: <https://25residences.com/>

BOARD MEETINGS

During the year under review, 7 (Seven) meetings of the Board of Directors of the Company were held. The intervening gap between two consecutive meetings was within the period prescribed under the Companies act, 2013 and Secretarial Standard SS – 1 on Board meetings.

The dates and attendance of the Directors at the said meetings are as follows:

Sr. No.	Date of the Board Meeting	Mr. Praphul Shinde	Mr. Sachin Sawant	Mr. Sunil Shah	Ms. Nandini Deshmukh	Ms. Vandana Dhanki*
1	May 30, 2025	Absent	Present	Present	Present	Present
2	July 17, 2025	Present	Present	Present	Present	Absent
3	August 13, 2025	Present	Present	Present	Present	Absent
4	November 13, 2025	Present	Present	Present	Present	NA
5	November 24, 2025	Present	Present	Present	Present	NA
6	December 27, 2025	Present	Present	Present	Present	NA
7	February 12, 2026	Present	Present	Present	Present	NA

*Ms. Vandana Dhanki resigned with effect from November 13, 2025.

AUDIT COMMITTEE:

The Audit Committee was re-constituted on November 13, 2025. The composition of the Audit Committee is as under:

Sr. No.	Name of Director	Board Composition	Committee Composition
1	Mr. Sunil C Shah	Non-Executive Independent Director	Chairman
2	Ms. Nandini Deshmukh	Non-Executive Independent Director	Member
3	Mr. Sachin Sawant	Non-Executive Director	Member

During the year under review, 7 (Seven) meetings of the Audit Committee of the Company were held. The intervening gap between two consecutive meetings was within the period prescribed under the Companies act, 2013, Secretarial Standard SS – 1 on Board meetings.

The dates and attendance of the said meetings are as follows:

Sr. No.	Date of the Meeting	Mr. Sachin Sawant	Mr. Sunil Shah	Ms. Nandini Deshmukh	Ms. Vandana Dhanki*
1	May 30, 2025	Present	Present	Present	Present
2	July 17, 2025	Present	Present	Present	Absent
3	August 13, 2025	Present	Present	Present	Absent
4	November 13, 2025	Present	Present	Present	NA
5	November 24, 2025	Present	Present	Present	NA
6	December 27, 2025	Present	Present	Present	NA
7	February 12, 2026	Present	Present	Present	NA

*Ms. Vandana Dhanki resigned with effect from November 13, 2025.

The Statutory Auditors regularly attends the Audit Committee meetings. The Board has accepted all the recommendations made by the Audit Committee during the year under review.

NOMINATION AND REMUNERATION COMMITTEE:

The Nomination and Remuneration Committee was re-constituted on November 13, 2025. The composition of the Nomination and Remuneration Committee is as under-

Sr. No.	Name of Director	Board Composition	Committee Composition
1	Ms. Nandini Deshmukh	Non-Executive Independent Director	Chairman
2	Mr. Sunil C Shah	Non-Executive Independent Director	Member
3	Mr. Sachin Sawant	Non-Executive Director	Member

During the year under review, 1 (one) meeting of the Nomination and Remuneration Committee of the Company were held. The intervening gap between two consecutive meetings was within the period prescribed under the Companies act, 2013, Secretarial Standard SS – 1 on Board meetings.

The dates and attendance of the said meetings are as follows:

Sr. No.	Date of the Nomination and Remuneration Committee Meeting	Ms. Nandini Deshmukh	Mr. Sunil Shah	Mr. Sachin Sawant	Ms. Vandana Dhanki*
1	November 13, 2025	Present	Present	Present	NA

*Ms. Vandana Dhanki resigned with effect from November 13, 2025.

INDEPENDENT DIRECTORS:

The composition of the Independent Director is as under:

Sr. No.	Name of Director	Board Composition	Committee Composition
1	Mr. Sunil C Shah	Non-Executive Independent Director	Chairman
2	Ms. Nandini Deshmukh	Non-Executive Independent Director	Member

During the year under review, 1(One) meeting of the Independent Directors of the Company was held on February 12, 2026, as required under clause vii of schedule IV of the Companies Act, 2013.

The dates and attendance of the said meetings are as follows:

Sr. No.	Date of the Independent Directors Meeting	Mr. Sunil Shah	Ms. Nandini Deshmukh	Ms. Vandana Dhanki*
1	February 12, 2026	Present	Present	NA

*Ms. Vandana Dhanki resigned with effect from November 13, 2025.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(3)(c) read with Section 134(5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year under review, the Directors of your Company, to the best of their knowledge and belief and on the basis of the information and explanations received by them, hereby state and confirm that:

- in the preparation of the Annual Accounts for the year under review, the applicable accounting standards read with the requirements under Schedule III to the said Act have been followed along with proper explanation relating to material departures, if any;
- they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year under review, and of the loss of the Company for that period;
- they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

- (iv) the annual accounts have been prepared on a 'going concern' basis;
- (v) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (vi) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems were adequate and operating effectively.

DISCLOSURE OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNAL

During the year under review, there were no significant or material orders passed by any regulatory / statutory authorities or courts / tribunals against the Company impacting its going concern status and operations in future.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with rule 8 (3) of the Companies (Accounts) Rules, 2014.

During the year under review, the Company had 'Nil' foreign exchange earnings and had incurred an expenditure of Rs. 27.39 lakh in foreign exchange.

AUDITORS

Statutory Auditor

M/s. A R C K & Co., Chartered Accountants, (Registration No.138758W) were appointed as Statutory Auditors of the Company for a term of five (5) consecutive years commencing from the conclusion of the 27th Annual General Meeting ("AGM") which was held in year 2023 till the conclusion of the 32nd AGM of the Company to be held in year 2028. The consent of the Auditor to act as the Auditor of the Company has been received. Members are requested to take a note of the same.

Secretarial Auditor

Pursuant to the provisions of Section 204 of the Companies act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Board has appointed M/s. HRU & Associates, a practising company secretary to carry out secretarial audit of the Company.

The Report of the Secretarial Auditor is annexed herewith as **Annexure – A**. Observation mentioned by Secretarial auditor in the Audit Report is mentioned below:

There were delays in submission of few intimation to the stock exchange and filing of forms with Registrar of Companies.

Replies to Secretarial Auditor Comments - The Board of Directors states that the delays in certain filings with the Registrar of Companies and submissions to BSE Limited were due to inadvertent oversight. The Company

has taken necessary measures to strengthen its compliance mechanism and ensure timely compliance with all applicable statutory requirements in future.

Cost Audit & Cost Records

As per Section 148 of the Act, the Company is required to have the audit of its cost records conducted by a Cost Accountant. The Board of the Company has on the recommendation of the Audit Committee, approved the appointment of M/s Shekhar Joshi & Co., a firm of Cost Accountants in Practice (Firm Registration No. 100448) as the Cost Auditors of the Company to conduct cost audits under the Companies (Cost Records and Audit) Rules, 2014 for the financial year under review.

The resolution approving the above proposal is being placed for approval of the Members in the Notice for this AGM. The cost accounts and records of the Company are duly prepared and maintained as required under Section 148(1) of Act.

Internal Auditors

As per the provisions of the Companies Act, 2013, the Company appointed M/s. NDAA & Associates LLP, Chartered Accountants (Firm Reg. No. 129486W/W10775) as an Internal Auditor of the Company for the financial year 2026-27.

REPORTING OF FRAUDS BY AUDITORS

The Directors hereby confirm that no instances of fraud were reported by the Auditors under Section 143 (12) of the Companies Act, 2013 either to the Company or the Central Government.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The particulars of loans, guarantees and investments have been disclosed in the financial statements.

PARTICULARS OF CONTRACTS OR ARRANGEMENT WITH RELATED PARTIES

The particulars of transactions entered into by the Company with related parties during the year under review are disclosed in the relevant note to the Financial Statements. The said related party transactions are at arm's length basis and usual course of business and hence not required to be disclosed in Form AOC-2.

There are no materially significant transactions made by the Company with Promoters, Directors or their relatives, which may have a potential conflict with the interest of the Company.

QUALIFICATIONS IN AUDITORS REPORT AND SECRETARIAL AUDITORS REPORT

The Notes to the Financial Statements forming part of the Balance Sheet as at March 31, 2026 and the Statement of Profit and Loss for the year ended on that date, referred to in the Auditor's Report, are self-explanatory. The Report of the Secretarial Auditor contains observations which were duly replied by the Board.

DECLARATION BY INDEPENDENT DIRECTORS

All the Independent Directors on the Board have given a declaration of their independence to the Company as required under Section 149(7) of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations. In the opinion of the Board, all the Independent Directors possess the integrity, expertise and experience including the proficiency required to be Independent Directors of the Company, fulfill the conditions of independence as specified in the Act and the SEBI Listing Regulations and are independent of the management and have also complied with the Code for Independent Directors as prescribed in Schedule IV to the Act.

ANNUAL EVALUATION OF BOARD PERFORMANCE AND PERFORMANCE OF ITS COMMITTEES AND OF DIRECTORS

Pursuant to the provisions of Section 134(3)(p) of the Act read with Rule 8(4) of the Companies (Accounts) Rules, 2014, the Board has carried out an annual evaluation of its own performance, performance of the Individual Directors as well as the evaluation of the working of its Committees. The Nomination and Remuneration Committee has defined the evaluation criteria, procedure and time schedule for the Performance Evaluation process for the Board, its Committees and Directors.

The performance evaluation of Committees was based on criteria such as structure and composition of Committees, attendance and participation of member of the Committees, fulfilment of the functions assigned to Committees by the Board and applicable regulatory framework, frequency and adequacy of time allocated at the Committee meetings to fulfil duties assigned to it, adequacy and timeliness of the agenda and minutes circulated, comprehensiveness of the discussions and constructive functioning of the Committees, effectiveness of the Committee's recommendation for the decisions of the Board, etc.

A separate exercise was carried out by the Nomination and Remuneration Committee of the Board to evaluate the performance of individual Directors. The performance evaluation of the Non-Independent Directors and the Board as a whole was carried out by the Independent Directors at their separate meeting. The performance evaluation of the Whole-time Director of the Company was also carried out by the Independent Directors, taking into account the views of the Non-Executive Directors. The Directors expressed their satisfaction with the evaluation process.

In addition, the Independent Directors were also evaluated on the basis of fulfilment of independence criteria and independence from the management.

POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION

The Company has in place appropriate policy on Directors' appointment and remuneration as required under Section 178(3) of the Act, which has been uploaded on the Company's website and weblink of the same is <https://25residences.com/>.

REVISION OF FINANCIAL STATEMENTS OR BOARD'S REPORT

During the year under review, no revision was made with respect to financial statements or Board Reports of the Company in respect of any of the three preceding financial years.

REGISTERED OFFICE

During the year under review, there is no change in the address of Registered Office of the Company.

CONSOLIDATED FINANCIAL STATEMENTS

The Audited Consolidated Financial Statements prepared in accordance with the applicable Ind AS and Regulation 52 of the SEBI Listing Regulations and Section 129 (3) of the Companies Act, 2013 forms part of this Annual Report.

INTERNAL FINANCIAL CONTROLS

The Company has an Internal Control System, commensurate with the nature and size of its operations. Based on the framework of internal financial controls maintained by the Company and the work performed by the Statutory Auditors, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the financial year under review.

RISK MANAGEMENT SYSTEM

The Board of Directors of the Company has devised strategies to frame, implement and monitor the risk management plan for the Company. The Board is responsible for reviewing the risk management plan and ensuring its effectiveness. The Audit Committee has additional oversight in the area of financial risks and controls.

VIGIL MECHANISM

Pursuant to Section 177 (9) and (10) of the Companies act, 2013, the Company has established vigil mechanism by adopting a Whistle Blower Policy for Stakeholders including Directors and employees of the Company to report their genuine concerns in the prescribed manner, to freely communicate their concerns / grievances about illegal or unethical practices in the Company, actual or suspected, fraud or violation of the Company's Codes or Policies. The vigil mechanism is overseen by the Audit Committee and provides adequate safeguard against victimization of stakeholders who use such mechanism. During the year under review, no such incidence was reported and no person was denied access to the Chairman of the Audit Committee.

The Whistle Blower Policy has been uploaded on the Company website at the link: <https://25residences.com/>.

CORPORATE SOCIAL RESPONSIBILITY POLICY

The Company has not adopted a Corporate Social Responsibility Policy as the provisions of section 135 are not applicable to the company.

COMPLIANCE WITH THE MATERNITY BENEFIT ACT, 1961

The Company remained committed to strengthening support for women employees and ensures compliance with the applicable provisions of the Maternity Benefit Act, 1961.

PREVENTION OF SEXUAL HARASSMENT

The Company has a zero-tolerance policy for sexual harassment in the workplace. The Company remained committed in compliance of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the Rules thereunder for prevention and redressal of complaints of sexual harassment at work place.

Internal Committee ('IC') has been established to address any complaints related to sexual harassment.

The Company has complied with the provisions relating to constitution of Internal Complaints Committee pursuant to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and disclosure under the said act for the year ended March 31, 2026 is given in the table herein below:

a.	Number of complaints of Sexual Harassment received in the year	0
b.	Number of Complaints disposed off during the year	0
c.	Number of cases pending for more than ninety days	0

The said Policy is available on the website of the Company at the link: <https://25residences.com/>.

PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES

The statement containing the names of the top ten employees in terms of remuneration drawn and the particulars of employees as required under Section 197(12) of the Companies Act, 2013 read with Rules 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, forms part of this Report. However, having regard to the provisions to the first proviso of Section 136 (1) of the Companies Act, 2013, the Annual Report is being sent to all the members of the Company excluding this information. The aforesaid statement is available for inspection by the members at the registered office, during business hours on working days of the Company upto the date of the ensuing AGM. Any member, who is interested in obtaining a copy thereof, may write to the Company Secretary at the Registered Office of the Company.

Disclosures relating to remuneration and other details as required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 forms part of this Report. Having regard to the provisions of the second proviso to Section 136(1) of the Act and as advised, the Annual Report excluding the aforesaid information is being sent to the members of the Company. Any member, who is interested in obtaining a copy thereof, may write to the Company Secretary at the Registered Office of the Company.

DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) DURING THE YEAR ALONG WITH THEIR STATUS AT THE END OF THE FINANCIAL YEAR

There has been no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year.

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

There has been no settlement made with the banks or financial institutions during the year and hence the disclosure requirement is not applicable.

SECRETARIAL STANDARDS

The Company has complied with all applicable mandatory Secretarial Standards issued by the Institute of Company Secretaries of India.

ACKNOWLEDGEMENTS

The Directors wish to place on record their appreciation and sincere thanks to all the stakeholders for their continued support. We look forward to your continued support and co-operation in the near future.

By Order of the Board

Date: 13/08/2026

Place: Mumbai

Praphul Shinde
Whole-Time Director
DIN: 03140671

Sachin Sawant
Director
DIN: 08245090

“ANNEXURE-A”

FORM NO. MR-3

**SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2026**

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

SECRETARIAL AUDIT REPORT

To,
The Members,
TWENTY FIVE SOUTH REALTY LIMITED
Hindoostan Mills Compound,
Kashinath Dhuri Marg, Patilwadi,
Off Veer Savarkar Road,
Prabhadevi, Mumbai - 400025

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **TWENTY FIVE SOUTH REALTY LIMITED** (hereinafter called “**the Company**”) CIN: **U51100MH1996PLC100876** and its Registered Office at Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai-400025 and its corporate office at Akruti Trade Centre, Road No 7, 6th Floor, Marol MIDC, Andheri (East), Mumbai 400093. The Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing my opinion thereon.

Based on my verification of the Company’s books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on **31st March, 2026** complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on **31st March, 2026** according to the provisions of:

- i. The Companies Act, 2013 (the Act) and the rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 (‘SCRA’) and the rules made thereunder;

- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings (if any);
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
 - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; **(There were no events requiring compliance during the audit period)**
 - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time;
 - d. The Securities and Exchange Board of India (Share Based Employees Benefit and Sweat Equity) Regulation, 2021; **(There were no events requiring compliance during the audit period)**
 - e. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - f. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; **(There were no events requiring compliance during the audit period)**
 - g. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; **(There were no events requiring compliance during the audit period)**
 - h. The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
 - i. The Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;
 - j. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
 - k. The Securities and Exchange Board of India (Debenture Trustees) Regulations, 1993.
- vi. The management has identified and confirmed the following laws as specifically applicable to the Company:
 - a. The Employees Provident Fund and Miscellaneous Provisions Act, 1952.
 - b. The Payment of Bonus Act, 1965.
 - c. The Employee State Insurance Act, 1948.

- d. The Income Tax Act, 1961.
- e. The Indian Stamp Act, 1899.
- f. The State Stamp Acts.
- g. Legal Metrology Act, 2009.
- h. Shops and Establishment Act, 1953 and the rules, notifications issued thereunder.
- i. Water (Prevention & Control of Pollution) Act 1974 and rules thereunder.
- j. Air (Prevention & Control of Pollution) Act 1981 and rules thereunder.
- k. The Environment (Protection) Act, 1986.

I have also examined compliance with the applicable clauses of the following:

- i. Secretarial Standards with regard to Meeting of the Board of Directors (SS-1), General Meeting (SS-2), Secretarial Standard on Dividend (SS-3) and Secretarial Standard on Report of the Board of Directors (SS 4) issued by The Institute of Company Secretaries of India.
- ii. The Listing Agreements entered into by the Company with Stock Exchange(s), if applicable and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI (LODR)”);

During the period under review and subject to explanations submitted to us and representations made by the management, the Company with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above subject to the following:

Other Observations:

- i There were minor delays in submission of few intimations to the stock exchange and filing of forms with Registrar of Companies.

I further report that

- * The Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- * Adequate notice was given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting for meaningful participation in the meeting.
- * The decisions of the Board Meetings were carried out with requisite majority.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

* As informed, the Company has responded appropriately to notices received from various statutory / regulatory authorities including actions for corrective measures, wherever found necessary.

I further report that during the audit period, the Company has not undertaken any event / action having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above viz.

For **HRU & Associates**
Company Secretaries

Hemanshu Upadhyay
Proprietor

ACS No.: 46800

C. P. No.: 20259

Peer Review No.: 3883/2023

UDIN: : A046800H000722081

Date: 01/07/2026

Place: Mumbai

This Report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.

Annexure A

My report of even dated is to be read along with this letter:

Management's Responsibility Statement

- i. Maintenance of secretarial records is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit. Auditor's Responsibility Statement

Auditor's Responsibility Statement

- ii. I have followed the audit practices and process as were appropriate to obtain responsible assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices I followed provide a responsible basis for my opinion.
- iii. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
- iv. Wherever required, I have obtained the Management Representation about the compliance of laws, rules and regulations and happening of events etc.

Disclaimer.

- v. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of Management. My examination was limited to verification of procedures on test basis.
- vi. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **HRU & Associates**
Company Secretaries

Hemanshu Upadhyay
Proprietor

ACS No.: 46800
C. P. No.: 20259

Peer Review No.: 3883/2023

UDIN: A046800H000722081

Date: 01/07/2026

Place: Mumbai

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF TWENTY FIVE SOUTH REALTY LIMITED

REPORT ON THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Qualified Opinion

We have audited the accompanying standalone financial statements of Twenty Five South Realty Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, except for effects of the matters described in the Basis for Qualified Opinion paragraph below, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act, of the state of affairs (financial position) of the Company as at March 31, 2026, and its profit (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion on the standalone financial statements.

- a) With reference to footnote to Note 5 of the standalone financial statements, the Company has not recognized interest income amounting to ₹105.50 lacs on certain intercorporate deposits. Consequent to the above, finance income for the year ended March 31, 2026 has been understated by ₹ 105.50 lacs resulting in a consequential understatement of the reported profit for the year ended March 31, 2026.
- b) With reference to footnote (c) (iii) of Note 14 of the standalone financial statements, the Company has not provided for any premium on redemption amounting to ₹31,213.70 lacs on certain NCD's, as the management is currently in discussions with the subscriber for re-negotiation of the debenture terms. Consequent to the above, finance expense for the year ended March 31, 2026 has been understated by ₹ 31,213.70 resulting in a consequential understatement of inventories / overstatement of profit for the year ended March 31, 2026.

Emphasis of Matters

We invite attention to;

- a) Note 2 (II) (b) (ii) of the standalone financial statements, regarding to recognition of expense for ongoing projects which, based upon estimated costs, is as per the judgment of the management and have been relied upon by us, these being technical matters.
- b) Note 29 of the standalone financial statements, regarding the reliance placed by the auditor on certification received from the management with regard to the disclosure of contingent liabilities of the company.
- c) Note 30 of the standalone financial statements, regarding balances that are subject to confirmations, reconciliation and adjustment, if any.
- d) Note 38 of the standalone financial statements, regarding the erosion of net worth of the company being temporary in nature.

Our opinion is not qualified in respect of the above matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to communicate in our audit report.

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has an adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are, therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The standalone financial statements dealt with by this Report are in agreement with the relevant books of account;

- d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act;
- e) On the basis of the written representations received from the directors, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”.
- g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of Section 197 (16) of the Act:

In our opinion and to the best of our information and according to the explanation given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of Section 197 of the Act.

The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

- h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - 1. The Company has disclosed the impact of pending litigations as at 31st March 2026 on its financial position in its standalone financial statements (refer note no. 29);
 - 2. The Company did not have any long-term contract including derivative contracts for which there were any material foreseeable losses; and
 - 3. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - 4. (a) Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the intermediaries shall, whether, directly or indirectly lend or invest in other person or entity identified in any manner whatsoever by or behalf of the company (‘Ultimate Beneficiaries’) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- (b) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person or entity, including foreign entities ('Funding Parties') with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other person or entity identified in any manner whatsoever by or on behalf of the Funding Parties ('Ultimate Beneficiaries') or provide any guarantee ,security or the like on behalf of the Ultimate Beneficiaries, and
 - (c) Based on the audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- 5. No dividend has been declared or paid during the year by the Company.
- 6. Based on our examination of the books of account and other relevant records of the Company, and according to the information and explanations given to us, we report that the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility. Further, in accordance with the requirements of the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, applicable with effect from April 1, 2023, the audit trail feature has been operated throughout the financial year ended March 31, 2026, for all transactions recorded in the software, and the audit trail has not been tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

FOR A R C K & Co.

Firm Registration No.: 138758W

Chartered Accountants

CHIRAG M. HARANIYA

Partner

Membership No.: 146683

UDIN: 26146683PIUMBQ7545

Place : Mumbai

Date : May 20, 2026

“ANNEXURE A” TO THE INDEPENDENT AUDITOR’S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF TWENTY FIVE SOUTH REALTY LIMITED FOR THE YEAR ENDED MARCH 31, 2026

(The Annexure referred to in paragraph 1 under the heading “Report on Other Legal and Statutory Requirements” of our report of even date.)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the standalone financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we state that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment;
- (B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company;
- (b) According to the information and explanation provided to us, a major portion of property, plant and equipment have been physically verified by the management during the year and we are further informed that no material discrepancy has been noticed by the management on such verification. In our opinion, the frequency of physical verification of property, plant and equipment is reasonable having regard to the size of the company and nature of its activities;
- (c) There is no immovable property held by the Company and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company;
- (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets) or intangible assets during the year ended March 31, 2026;
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder;
- (ii) (a) In our opinion, the inventories were physically verified during the year by the Management at reasonable intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of such verification by the Management is appropriate having regard to the size of the Company and the nature of its operations. No discrepancies exceeding 10% in the aggregate for each class of inventories were noticed on physical verification of inventories when compared with books of accounts;
- (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company;
- (iii) (a) The Company has made investments and granted unsecured loans to companies, firms or other parties covered under section 189 of the Companies Act, 2013. The aggregate amount during the

year, and balance outstanding at the balance sheet date with respect to such loans to subsidiaries, associates and to parties other than subsidiaries, joint ventures and associates are as per the table given below:

(₹ in lakhs)

Particulars	Amounts
Aggregate amount of loan granted/ provided during the year (Net)	
Subsidiaries	38,744
Associates	—
Others	26,865
Balance outstanding (gross) as at balance sheet date in respect of the above cases	
Subsidiaries	90,947
Associates	—
Others	84,765

- (b) In respect of the aforesaid investments, loans and security, the terms and conditions under which such investments were made, security provided and loans were granted are not prejudicial to the Company's interest, based on the information and explanations provided by the Company, except as stated in footnote of Note 5 of the standalone financial statements.
- (c) The schedule of repayment of principal and interest, if any, has been stipulated as per terms of the arrangement;
- (d) As per the terms and conditions of the arrangement, the amount of the loan is not overdue;
- (e) According to the information and explanation given to us, in respect of any loan or advance in the nature of loan granted which has fallen due during the year, none has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties;
- (f) The company has granted loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment required details in respect thereof are as below:

(₹ in lakhs)

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans			
— Repayable on demand	1,75,712	—	1,34,935
Percentage of loans/ advances in nature of loans to the total loans	100%	—	76.79%

- (iv) In our opinion and according to the information and explanation given to us and based on our audit procedures, the Company satisfies the conditions for exemption from the provisions of section 186. Accordingly, the provisions of section 186 do not apply to the Company. Further there are no loans, investments, guarantees and securities in respect of which the provisions of section 185 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company;

- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company;
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under Section 148(1) of the Companies Act, 2013, related to construction industry, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same;
- (vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable;
- (b) According to the information and explanation given to us and the records of the company examined by us, the dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, duty of excise, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

(₹ in lakhs)

Name of Statute	Nature of Statutory Due	Amount of Demand	Amount paid under protest	Period to which it relates	Forum in which dispute is pending
Goods and Service Tax Act, 2017	Non-payment of tax on services supplied by government	361.84	32.78	F.Y. 2017-18, 2018-19 and 2019-20	GST Appellate Tribunal
Goods and Service Tax Act, 2017	Excess ITC Claimed in GSTR 3B	164.36	7.8	FY 2017-18	The Commissioner (Appeals-II), Mumbai
Goods and Service Tax Act, 2017	Non-payment of tax on services supplied by government	84.35	7.62	FY 2020-21	The Commissioner (Appeals-II), Mumbai
Goods and Service Tax Act, 2017	Difference in tax liability declared (GSTR-1 VS GSTR-9), Difference in RCM Liability Claimed and Paid and Excess ITC Availed in GSTR 3B	213.81	19.44	FY 2020-21	The Commissioner (Appeals-II), Mumbai
Goods and Service Tax Act, 2017	Non-payment of tax on services supplied by government	987.01	89.73	FY 2021-22	The Commissioner (Appeals-II), Mumbai
Goods and Service Tax Act, 2017	Excess ITC Claimed in GSTR 3B	5.17	0.45	FY 2021-22	The Commissioner (Appeals-II), Mumbai

- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company;

- (ix) (a) Based on information and explanations given to us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lenders which may have been accrued by it during the year.
- (b) The Company has not been declared a wilful defaulter by any banks or financial institutions or other lenders;
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, The Company has not obtained any term loans during the year. Accordingly, requirement to report on clause 3(ix)(c) of the Order is not applicable;
- (d) On an overall examination of the standalone financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company;
- (e) On an overall examination of the standalone financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures;
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company;
- (x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company;
- (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company;
- (xi) (a) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the standalone financial statements and as per the information and explanations given by the management, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year;
- (b) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the standalone financial statements and as per the information and explanations given by the management, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year;
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year;
- (xii) The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a),(b),(c) of the Order is not applicable to the Company;
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties comply with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone financial statements as required under Ind AS 24 - Related Party Disclosures specified under Section 133 of the Act;

- (xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business;
(b) We have considered the internal audit reports of the Company issued till date for the period under audit;
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company;
- (xvi) In our opinion, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Therefore, the provisions of clauses (xvi) (a), (b), (c) and (d) of the Companies (Auditor's Report) Order, 2020 do not apply to the Company;
- (xvii) The Company has incurred not cash losses during the financial year, however, the Company has incurred cash losses of ₹13,097.46 lacs in the immediately preceding financial year. Based on the records and information made available to us, the Company's business model and revenue recognition policy have resulted in the reporting of such cash losses. These losses are considered temporary in nature, and management expects that the same will be fully recouped upon the fructification of the Company's ongoing project;
- (xviii) There has been no resignation of the statutory auditors during the year. Therefore, the provisions of clauses 3(xviii) of the Order are not applicable to the Company;
- (xix) On the basis of the financial ratios disclosed in the standalone financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date;
- (xx) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(a),(b) of the Order is not applicable to the Company;

FOR A R C K & Co.

Firm Registration No.: 138758W

Chartered Accountants

CHIRAG M. HARANIYA

Partner

Membership No.: 146683

UDIN: 26146683PIUMBQ7545

Place : Mumbai

Date : May 20, 2026

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF TWENTY FIVE SOUTH REALTY LIMITED FOR THE YEAR ENDED MARCH 31, 2026

(The Annexure referred to in paragraph 2(f) under the heading “Report on Other Legal and Statutory Requirements” of our report of even date.)

Report on the Internal Financial Controls Over Financial Reporting under Clause (f) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of Twenty Five South Realty Limited (“the Company”) as of March 31, 2026 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s Management and Board of Directors of the Company are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over the financial reporting of the Company.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Company's assets that could have a material effect on the standalone financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls were operating effectively as at 31 March 2026, based on the internal financial controls with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

FOR A R C K & Co.

Firm Registration No.: 138758W

Chartered Accountants

CHIRAG M. HARANIYA

Partner

Membership No.: 146683

UDIN: 26146683PIUMBQ7545

Place : Mumbai

Date : May 20, 2026

BALANCE SHEET AS AT 31ST MARCH, 2026

(₹ in lakhs)			
Particulars	Note No.	As at 31st March, 2026	As at 31st March, 2025
I ASSETS			
1. Non-Current Assets			
(a) Property, plant and equipment	3	370	781
(b) Financial assets			
(i) Investments	4	27,724	27,724
(ii) Other financial assets	6	8,816	3,055
(c) Others non-Current tax assets (Net)	7	3,859	2,169
(d) Deferred tax assets (Net)	8	18,666	19,204
Total Non-Current Assets		59,435	52,933
2. Current Assets			
(a) Inventories	10	2,80,379	2,62,223
(b) Financial assets			
(i) Cash and cash equivalents	11	11,717	24,806
(ii) Loans	5	1,75,712	1,10,102
(iii) Other financial assets	6	44,255	33,227
(iv) Trade Receivable	6	798	1,241
(c) Other current assets	9	2,172	1,971
Total Current Assets		5,15,033	4,33,570
TOTAL ASSETS		5,74,468	4,86,502
II EQUITY AND LIABILITIES			
1. Equity			
(a) Equity share capital	12	5	5
(b) Other equity	13	(33,571)	(36,487)
Total Equity		(33,566)	(36,482)
2. Liabilities			
(i) Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	14	1,64,559	3,16,715
(ii) Other Financial Liabilities	16	1,832	252
(b) Provisions	17	133	181
Total Non-Current Liabilities		1,66,523	3,17,148
(ii) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	14	1,42,161	-
(ii) Trade payables	15		
Due to micro and small enterprises		40	320
Due to others than micro and small enterprises		3,202	6,407
(iii) Other financial liabilities	16	3,442	4,443
(b) Other current liabilities	18	2,92,631	1,94,605
(c) Provisions	17	35	62
Total Current Liabilities		4,41,511	2,05,836
Total Liabilities		6,08,034	5,22,984
TOTAL EQUITY AND LIABILITIES		5,74,468	4,86,502

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR A R C K & Co.
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090
ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

Particulars	Note No.	Year ended 31st March, 2026	Year ended 31st March, 2025
I Income			
Revenue from Operations	19	4,584	4,915
Other Income	20	38,637	26,968
Total Income		43,220	31,883
II Expenses			
Costs of Construction / Development	21	13,768	23,996
Purchases of Stock-in-Trade		785	2,418
Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	22	(18,587)	(46,760)
Employee Benefits Expenses	23	1,300	1,527
Finance Costs	24	32,321	44,524
Depreciation and Amortisation Expenses	25	457	444
Other Expenses	26	9,789	19,471
Total Expenses		39,834	45,620
III Profit / (Loss) before Tax		3,386	(13,737)
IV Tax Expense			
(1) Current Tax		—	—
(2) Deferred tax (charge) / credit		(537)	33,253
(3) Excess / (Short) provision for taxation in respect of earlier years		3	(16)
Total tax expense for the Year		(534)	33,237
V Profit / (Loss) for the Year		2,852	19,500
VI Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Remeseaurement of the net defined benefit plans		64	10
VII Total comprehensive income for the year		2,916	19,510
VIII Earning per equity share of nominal value of ₹ 10/- each			
Basic and Diluted	27	6,058	40,531

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR **A R C K & Co.**
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090
ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

Particulars	Year ended 31st March, 2026	Year ended 31st March, 2025
I. CASH FLOWS ARISING FROM OPERATING ACTIVITIES		
Net profit/(loss) before taxation as per Statement of Profit and Loss	3,386	(13,737)
Add / (Less) :		
Finance costs	32,321	44,524
Depreciation and amortisation	457	444
Advances and other debit balances written off	3	5
Interest income	(38,635)	(26,966)
Gain on sale of fixed assets	(0.21)	—
Remeseaurement of the net defined benefit liability / asset	64	10
Excess provision written back	—	(3)
Sundry Credit balance written back	—	(84)
Operating profit/(loss) before working capital changes	(5,789)	17,929
Add / (Less) :	(2,403)	4,193
(Increase) / Decrease in Inventories	(18,156)	(47,070)
(Increase) / Decrease in Financial Assets	(16,789)	(10,645)
(Increase) / Decrease in Trade Receivables	443	(1,241)
(Increase) / Decrease in Other Current & Non current Assets	(202)	1,302
(Increase) / Decrease in Loans and advances	—	(34,511)
Increase / (Decrease) in Other financial liabilities	579	(10,917)
Increase / (Decrease) in Provisions	(76)	59
Increase / (Decrease) in Trade and other payables	(3,484)	2,273
Increase / (Decrease) in Other Current Liabilities	98,026	111,785
Direct taxes paid	(1,690)	53
Net cash flow from/(used in) operating activities	58,652	11,089
II. CASH FLOWS ARISING FROM INVESTING ACTIVITIES	56,249	15,281
Inflow / (Outflow) on account of :		
Interest income received	38,635	26,966
(Increase)/Decrease in loans given	(65,609)	(34,511)
Purchase of fixed assets	(46)	(149)
Net cash flow from/(used in) investing activities	(27,021)	(7,695)
III. CASH FLOWS ARISING FROM FINANCING ACTIVITIES		
Inflow / (Outflow) on account of :		
Proceeds from issue of shares	—	—
Proceeds from Long Term Borrowings	(152,156)	45,220
Proceeds from Short Term Borrowings	142,161	—
Finance costs paid	(32,321)	(44,524)
Net cash flow from/(used in) financing activities	(42,316)	696
Net increase/(decrease) in cash and cash equivalents (I + II + III)	(13,088)	8,283
Add: Balance at the beginning of the year	24,806	16,523
Cash and cash equivalents at the end of the year	11,717	24,806
Components of cash and cash equivalents (Refer Note 11)		
Cash on hand	88	89
Balances with banks		
— in Current accounts	3,529	5,837
— in Deposits with maturity of less than twelve months	8,101	18,879
	11,717	24,806

The accompanying notes are an integral part of the financial statements.

The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of cash flows.

As per our report of even date

FOR A R C K & Co.
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA

PARTNER

Membership No. 146683

Mumbai

Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

SACHIN SAWANT
DIRECTOR
DIN 08245090

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

Mumbai

Date: 20th May, 2026

STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Notes	Amount ₹
A. EQUITY SHARE CAPITAL		
As at 01st April, 2024	12	5
Changes in equity share capital		—
As at 31st March, 2025		5
Changes in equity share capital		—
As at 31st March, 2026		5

B. OTHER EQUITY (Refer Note 13)

	Reserves and Surplus				Total
	Securities Premium reserve	Debenture Redemption Reserve	General reserve	Retained Earnings	
Balance at 1st April, 2024	18,663	—	—	(74,659)	(55,997)
Profit / (Loss) for the year	—	—	—	19,500	19,500
Remeasurement of net defined benefit recognised in other comprehensive income	—	—	—	10	10
Balance at 31st March, 2025	18,663	—	—	(55,149)	(36,487)
Balance at 1st April, 2025	18,663	—	—	(55,149)	(36,487)
Profit / (Loss) for the year	—	—	—	2,852	2,852
Remeasurement of net defined benefit recognised in other comprehensive income	—	—	—	64	64
Balance at 31st March, 2026	18,663	—	—	(52,233)	(33,571)

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR **A R C K & Co.**
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090

ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 1. CORPORATE INFORMATION

1.1 Company Overview

Twenty Five South Realty Limited is a listed public limited company domiciled in India, incorporated under the provision of the Companies Act, 1956 read with the general circular 15 / 2013 dated September 13th, 2013 of the Ministry of Corporate Affairs in respect of section 133 of the Companies Act, 2013. The Company is engaged in real estate business of construction and development of residential and commercial premises.

- 1.2 The standalone financial statements for the year ended March 31st, 2026. are approved for issue by the Company's Board of Directors in the meeting held on 20th May, 2026

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES FOLLOWED BY THE COMPANY

I. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

(i) Compliance with Ind AS

These standalone financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the standalone financial statements.

(ii) Historical cost Convention

The standalone financial statements have been prepared on a historical cost basis, except for the following:

- 1) certain financial assets and liabilities that are measured at fair value;
- 2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
- 3) defined benefit plans - plan assets measured at fair value;

(iii) Current and Non-Current classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the Company as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the Company covers the duration of the project / contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

II. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of standalone financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) Judgements

Classification of Property

The company determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

b) Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

i) Employee Benefit Plans

The Company's obligation on account of gratuity and compensated absences is determined based on actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, these liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. The parameter most subject to change is the discount rate. In determining the appropriate discount rate, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

ii) Estimation of Net Realisable Value For Inventory

Inventory are stated at the lower of cost and net realisable value (NRV).

NRV for completed property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NRV in respect of inventory under construction / incomplete projects is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Advance given to land owners, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) **Valuation of Investment in / Loans to Subsidiaries**

The investments are measured at cost / carrying value. The Company has performed valuation for its investments in equity of subsidiaries, associates and JVs for assessing whether there is any impairment. In case of impairment the fair value of investments is determined. Where the fair value of investments in entities cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.

Similar assessment is carried out for exposure of the nature of loans and interest receivable thereon as well as project advances. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include consideration of inputs such as expected earnings in future years, liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported amounts of these investments, loans and advances.

iv) **Income tax Provisions are based on Company's judgement of Allowances/Disallowance considering computation of Income.**

III **REVENUE RECOGNITION**

Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

A. **Revenue from Sale of Properties / Development Rights**

Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.

Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.

Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange for goods or services that the company has transferred to the customer are classified as receivables.

In arrangements for sale of units the Company has applied the guidance in IND AS 115, on "Revenue from contracts with customers", by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

B. Revenue from Trading Materials:

Revenue from sale of trading material is recognised when control of promised goods are transferred to the customer.

C. Revenue from Project Management Services:

Revenue from 'project management services' is recognized only on satisfaction of performance obligation of promised services based on the agreements between the Company and the customer to whom such services are rendered.

D. Interest and Dividend:

Interest income including income arising on other instruments is recognised on time proportion basis using the effective interest rate method. Dividend income is recognized when the right to receive dividend is established.

E. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION

- A. On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its Property, Plant and Equipment and Investment property and use that carrying value as the deemed cost on the date of transition i.e. 1st April, 2015.
- B. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.
- C. Subsequent expenditure relating to Property, Plant and Equipment is capitalised only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.
- D. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery (Mivan System)	3
Computer	3
Office Equipments	5
Furniture and Fixture	10
Project office*	4
* Expenses related to project office specifically relating to the project has amortised over the project completion period which is estimated to be 4 years. The residual values, useful lives and methods of depreciation of property plant equipment are reviewed at each financial year and adjusted prospectively, if appropriate.	

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

V FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

A. Investments and Financial Assets

i. Equity Instruments

Financial assets are recognised initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial assets. However, trade receivables that do not contain a significant financing component are measured at transaction price.

ii. Subsequent Measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

a) Financial Assets at Amortised Cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

b) Financial Assets Measured at Fair Value

Financial assets are measured at fair value through Other Comprehensive Income (OCI) if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at Fair Value Through Profit & Loss (FVTPL).

iii. De-recognition of Financial Assets:

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expires, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

B. Equity Instruments and Financial Liabilities

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

i. Equity Instruments

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

ii. Financial Liabilities

1. Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2. Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

— Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at VTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

— Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3. Derecognition of financial instruments

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

C. Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.

VI DERECOGNITION OF FINANCIAL INSTRUMENTS

The Company de-recognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109. A financial liability (or a part of a financial liability) is de-recognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

VII IMPAIRMENT

a. Financial Assets

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

b. Non-Financial Assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss.

i. Intangible Assets and Property, Plant and Equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

VIII TAXATION

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. Current and Deferred Tax For The Year

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

IX INVENTORIES

All inventories are stated at lower of Cost or Net Realizable Value.

- A. Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.
- B. Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.
- C. Traded goods includes cost of purchases and other cost incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.
- D. Finished properties Valued at lower of cost or net realizable value.
- E. Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

X TRADE AND OTHER PAYABLES

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

XI TRADE RECEIVABLES

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business.

XII EMPLOYEE BENEFITS

a) Defined Contribution Plan

Contributions to defined contribution schemes such as provident fund, labour welfare fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. The Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

b) Defined Benefit Plan

The Company provides for gratuity which is a defined benefit plan the liabilities of which is determined based on valuations, as at the Balance Sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods.

The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c) Leave Entitlement

Leave entitlement are provided based on an actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

d) Short-term Benefits

Short-term employee benefits such as salaries, performance incentives, etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

XIII BORROWINGS AND BORROWING COSTS

Borrowing are initially recognised at Net off transaction cost incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in statement of profit and loss over the period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date are classified as liabilities. The dividend on these preference shares is recognised in the statement of profit and loss as finance cost.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

XIV EARNING PER SHARE

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

XV CASH FLOW STATEMENT

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

XVI CASH AND CASH EQUIVALENT

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XVII FOREIGN CURRENCY TRANSACTIONS

- A. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.
- B. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the statement of profit and loss.
- C. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

XVIII SEGMENT REPORTING

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development". Thus, as defined in Ind AS 108 "Operating Segments", the Company's entire business falls under this one operational segment and hence the necessary information has already been disclosed in the Balance Sheet and the Statement of Profit and Loss.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

XIX PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 3. PROPERTY, PLANT AND EQUIPMENT AND CAPITAL WORK-IN-PROGRESS

(₹ in lakhs)

	Mivan System (Reckli formliner)	Mivan System	Computers and Laptops	Furniture and Fixtures	Office Equipment	Project office	Vehicle	Total	Capital work-in-progress
Cost or deemed cost									
Balance at 31st March, 2024	1,731	269	40	140	160	460	57	2,857	—
Additions	—	—	12	—	9	—	133	153	—
Disposals/Discarnment	—	—	—	—	—	—	(5)	(5)	—
Transferred to addition	—	—	—	—	—	—	—	—	—
Balance at 31st March, 2025	1,731	269	52	140	169	460	185	3,006	—
Accumulated depreciation and impairment									
Balance at 31st March, 2024	803	254	31	84	133	460	16	1,782	—
Eliminated on disposal/discardment of assets	—	—	—	—	—	—	—	—	—
Depreciation expense	404	—	8	14	7	—	9	443	—
Balance at 31st March, 2025	1,207	254	40	98	140	460	26	2,225	—
Carrying amount as at 31st March, 2025	524	15	12	42	28	0	160	781	—

	Mivan System (Reckli formliner)	Mivan System	Computers and Laptops	Furniture and Fixtures	Office Equipment	Project office	Vehicle	Total	Capital work-in-progress
Cost or deemed cost									
Balance at 31st March, 2025	1,731	269	52	140	169	460	185	3,006	—
Additions	—	—	9	—	9	—	30	48	—
Disposals/Discarnment	—	—	—	—	(2)	—	—	(2)	—
Transferred to addition	—	—	—	—	—	—	—	—	—
Balance at 31st March, 2026	1,731	269	61	140	176	460	215	3,052	—
Accumulated depreciation and impairment									
Balance at 31st March, 2025	1,207	254	40	98	140	460	26	2,225	—
Eliminated on disposal/discardment of assets	—	—	—	—	—	—	—	—	—
Depreciation expense	405	—	7	10	10	—	24	457	—
Balance at 31st March, 2026	1,612	254	47	108	151	460	50	2,682	—
Carrying amount as at 31st March, 2026	119	15	14	32	25	—	166	370	—

Footnote:

Fixed Assets under project office being fully amortized

(₹ in lakhs)

Ageing for CWIP outstanding as at March 31, 2025 is as follows:

CWIP ageing schedule	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	—	—	—	—	—
Projects temporarily suspended	—	—	—	—	—

Ageing for CWIP outstanding as at March 31, 2026 is as follows:

CWIP ageing schedule	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	—	—	—	—	—
Projects temporarily suspended	—	—	—	—	—

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 4. INVESTMENT		
Investment in Equity Instrument, Unquoted, at Cost in subsidiaries;	27,724	27,724
Twenty Five Downtown Realty Limited		
75,000 (PY 75,000) fully paid up Equity Shares of ₹ 100 each)		
Total	27,724	27,724

NOTE 5. LOANS

Current

Loan to related parties (Refer Note 31)	1,34,935	87,970
Loan to others	40,776	22,132
Total	1,75,712	1,10,102

During the year ended March 31, 2026, the Company has not recognised any interest income on certain Inter-Corporate Deposit (ICD) loans.

Repayable on demand

Sl. No.	Type of Borrowings	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
1	Promoter	—	—
2	Directors	—	—
3	KMPs	—	—
4	Related Parties	1,34,935	76.79%
5	Others	40,776	23.21%
		1,75,712	100%

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 6. OTHER FINANCIAL ASSETS		
Non-current		
Security deposits	11	4
Deposits with maturity of more than twelve months	8,553	2,787
Interest accrued on fixed deposits	251	264
Total	8,816	3,055
Current		
Other Advances and Receivables		
Others	44,255	33,227
	44,255	33,227
Trade receivables - considered good	798	1,241
Total	798	1,241

Ageing of trade receivable and credit risk arising therefrom is as below:

As at March, 31 2026

Particulars	Less than 6 months	6 months - 1 Year	1-2 Year	2-3 Year	More than 3 years	Total
Undisputed – considered good	297	—	501	—	—	798
Undisputed – credit impaired	—	—	—	—	—	—
Disputed – considered good	—	—	—	—	—	—
Disputed – credit impaired	—	—	—	—	—	—
	297	—	501	—	—	798
Expected loss rate	—	—	—	—	—	—
Less - Allowances for credit losses	—	—	—	—	—	—
Total Trade Receivable	297	—	501	—	—	798

As at March, 31 2025

Particulars	Less than 6 months	6 months - 1 Year	1-2 Year	2-3 Year	More than 3 years	Total
Undisputed – considered good	—	1,241	—	—	—	1,241
Undisputed – credit impaired	—	—	—	—	—	—
Disputed – considered good	—	—	—	—	—	—
Disputed – credit impaired	—	—	—	—	—	—
	—	1,241	—	—	—	1,241
Expected loss rate	—	—	—	—	—	—
Less - Allowances for credit losses	—	—	—	—	—	—
Total Trade Receivable	—	1,241	—	—	—	1,241

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 7. OTHER NON-CURRENT TAX ASSETS (NET)		
Advance Income Tax paid	3,859	2,169
Less: Provision for Tax	—	—
Total	3,859	2,169

NOTE 8. DEFERRED TAX ASSETS (NET)

The following is the analysis of deferred tax asset / (liabilities) presented in the balance sheet

Deferred Tax Asset	18,666	19,204
Deferred Tax Liability	—	—
Total	18,666	19,204

2025-2026	Opening Balance	Credit/(Charge) in statement of Profit and Loss	Closing Balance
Deferred tax assets / (liabilities) in relation to:			
On account of Depreciation	265	16	282
On account of Inventory	(51,324)	(12,249)	(63,574)
On account of Debtors	70,144	11,338	81,482
Property, plant and equipment	119	358	477
Total	19,204	(537)	18,666

2024-2025	Opening Balance	Credit/(Charge) in statement of Profit and Loss	Closing Balance
Deferred tax assets / (liabilities) in relation to:			
On account of Depreciation	193	72	265
On account of Inventory	(29,974)	(21,350)	(51,324)
On account of Debtors	—	70,144	70,144
On account of Other	15,732	(15,612)	119
Total	(14,049)	33,253	19,204

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 9. OTHER ASSETS		
Current		
Advance to Suppliers	705	695
GST input credit receivable	1,465	1,263
— Prepaid Expenses	3	12
Total	2,172	1,971

NOTE 10. INVENTORIES

Inventories (lower of cost or net realisable value)

— Stock of material at site	—	431
— Stock in Trade	40	317
— Finished Properties	—	2,596
— Incomplete projects	2,80,339	2,58,879
Total	2,80,379	2,62,223

NOTE 11. CASH AND CASH EQUIVALENTS

Balances with banks:

— in current accounts	3,529	5,837
— in deposit with maturity of less than twelve months	8,101	18,879
Cash on hand	88	89
Total	11,717	24,806

Fixed Deposits amounting to ₹100.00 lakhs are kept with the Bank and are under lien towards Bank Guarantees issued on behalf of the Company.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ lakhs)

	As at 31st March, 2026	As at 31st March, 2025
--	---------------------------	---------------------------

NOTE 12. EQUITY SHARE CAPITAL

Equity share capital	5	5
Total	5	5

Authorised Share Capital:

95,000 (PY: 95,000) Ordinary Equity Shares of ₹ 10/- each	9.5	9.5
50,000 (PY: 50,000) Class A Equity Shares of ₹ 10/- each	5	5
5,000 (PY: 5,000) Class B Equity Shares of ₹ 10/- each	0.5	0.5
50,000 (PY : 50,000), 10% Non Cumulative Redeemable Preference Shares of ₹ 10/- each (Refer Note 14 (d) and 14 (e))	5	5
Total	20	20

Issued and subscribed capital comprises:

Ordinary Equity Shares

37,306 (PY: 37,306) Equity Shares of ₹ 10/- each fully paid up	3.73	3.73
	3.73	3.73

Class A Equity Shares

10,200 (PY: 10,200) Equity Shares of ₹ 10/- each full paid up	1.02	1.02
	1.02	1.02

Class B Equity Shares

629 (PY: 629) Equity Shares of ₹ 10/- each full paid up	0.06	0.06
	0.06	0.06

Total	4.81	4.81
--------------	-------------	-------------

a) Reconciliation of Number of shares outstanding at the beginning and at the end of the year

Ordinary Equity Shares

	Number of shares	Amount
Balance at 31st March, 2024	37,306	3,73,060
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2025	37,306	3,73,060
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2026	37,306	3,73,060

Class A Equity Shares

Balance at 31st March, 2024	10,200	1,02,000
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2025	10,200	1,02,000
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2026	10,200	1,02,000

Class B Equity Shares

Balance at 31st March, 2024	629	6,290
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2025	629	6,290
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2026	629	6,290

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

b) Terms / rights attached to Equity Shares:

- i. The ordinary equity shares have a face value of ₹ 10/- per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.
- ii. Class A shareholder will have preference to dividend and additional voting rights as per shareholder agreement depending on cost at performance milestones.
- iii. Class B shareholder will have preference to dividend and additional voting rights as per shareholder agreement depending on cost at performance milestones.

c) Details of shares held by each shareholders holding more than 5% shares

i. Equity Share Capital

	As at 31st Mar, 2026		As at 31st Mar, 2025	
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares
Ordinary Equity Shares				
Nitant Real Estate Private Limited	22,859	61.27%	22,859	61.27%
Distinctive Realty Private Limited	2,704	7.25%	2,704	7.25%
Amazia Developer Private Limited	11,191	30.00%	11,191	30.00%
Class 'A' Equity Shares				
Amazia Developer Private Limited	10,200	100%	10,200	100%
Class 'B' Equity Shares				
Amazia Developer Private Limited	629	100%	629	100%

d) Details of Shares held by each promoters

Name of Shareholders	As at 31st March, 2026		As at 31st March, 2025		Changes in Shareholding (%)
	No. of Shares held	% holding of this class of shares	No. of Shares held	% holding of this class of shares	
Fully paid equity shares					
Nitant Real Estate Private Limited	22,859	61.27%	22,859	61.27%	—
	22,859	61.27%	22,859	61.27%	—

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 13. OTHER EQUITY		
Securities premium reserve		
Balance at the beginning of the year	18,663	18,663
Add / (Less) :	—	—
Premium on account of shares allotted during the year	—	—
Balance at the end of the year	18,663	18,663
Retained Earnings		
Balance at the beginning of the year	(55,149)	(74,659)
Profit attributable to the owners of the Company	2,852	19,500
Other comprehensive income for the year	64	10
Balance at the end of the year	(52,233)	(55,149)
Total	(33,571)	(36,487)

NOTE 14. BORROWINGS

Non-current

Secured

(i) Debentures — Secured

1,000 (PY :1,000) (Series A — 8%) Listed, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 8.29 lakhs — each (Refer footnote a)	10	10
3,500 (PY : 3,500) (Series B — 18%) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹10 lakhs — each (Refer footnote b)	35,000	35,000
12,950 (PY : Nil) (Series C — 18%) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 8,03,665 — each (Refer footnote b)	96,352	1,06,649
9,740 (PY : 9,740) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 9,07,598 — each (Refer footnote c)	88,400	88,400
1,400 (PY : 1,400) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 10 lakhs — each (Refer footnote c)	14,000	14,000

(ii) Redemption Premium

Premium on redemption of debentures	10,822	10,511
Premium on redemption of debentures (Value at Amortised cost adjustment IND AS)	62,135	62,145

(iii) Liability Component of Preference Shares

1,865 (PY : 1,865) 10% Non Cumulative Redeemable Preference Shares of ₹ 10/- each fully paid up (Refer footnote d and e)	0.19	0.19
--	------	------

Total	3,06,720	3,16,715
	1,42,161	—
Total	1,64,559	3,16,715

Less: Transferred to Current Maturities

Current

Secured

Current maturities of long-term debts
— Non-Convertible Debentures

	1,42,161	—
	1,42,161	—

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Footnotes:

a. Senior (Listed) A Series Non Convertible Debentures :

- i. Senior Debentures A series are Listed carry coupon at the rate of 18%, the debentures are to be redeemed at 20% IRR post tax as on redemption date less coupon payments monthly.
- ii. The debentures are secured against first charge on the 25 South Project.
- iii. The Company has B rating for the Debentures.
- iv. Debentures having a residual value of ₹ 10 Lacs are to be redeemed post redemption of Junior (unlisted) Non Convertible Debentures.

b. Senior (Unlisted) Series B and Series C Non Convertible Debentures :

- i. Senior Debentures B and C series are Unlisted carry a coupon rate of 18% PA, these debentures are to be redeemed at IRR of 20% post tax on the redemption date of 31st December, 2025, less monthly coupon payments.
- ii. The debentures are secured against first charge on the 25 South Project.
- iii. Share investment in Twenty Five Downton Realty Limited are pledged against Series C NCDs.

c. Junior (Unlisted) Non Convertible Debentures :

- i. Junior Debentures are Unlisted are to be redeemed at 16.30% IRR on redemption date in three instalments starting from December 2025.
- ii. The debentures are secured against Second charge (pari pasu) on the 25 South Project.
- iii. During the year ended March 31, 2026, the Company has not recognised the redemption premium on the aforesaid Junior NCDs, which had an outstanding balance of ₹1,02,400 lakhs as on 31.03.2026 against the initial issue value of ₹1,11,400 lakhs, since the Company is in the process of renegotiating the terms and conditions of the said debentures with the debenture holders. Recognition of the redemption premium shall be undertaken once the revised terms are finalised and the financial impact thereof is ascertained.

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
d. Preference Share Capital		
Nitant Real Estate Private Limited		
No of shares held	1,865	1,865
% holding of this class of shares	100	100
e. Preference Shares		
Balance at 1st April, 2024	1,865	1,865
Add : Issued during the year	—	—
Less : Bought back during the year	—	—
Balance at 31st March, 2025	1,865	1,865
Add : Issued during the year	—	—
Less : Bought back during the year	—	—
Balance at 31st March, 2026	1,865	1,865

Footnote:

The preference shares have been classified as a financial liability as per Ind AS 32 and 109. As per Ind AS 32 and 109 if the issuer does not have the unconditional right to avoid cash outflow at the end of the term of preference shares, the instrument is classified as a financial liability. Hence they have been grouped under non-current borrowings.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 15. TRADE PAYABLES

Ageing for trade payables outstanding as at March 31, 2026 is as follows:

(₹ in lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 Year	1-2 years	2-3 years	More than 3 year	
Trade payable						
Due to micro and small enterprises (Refer Footnote)	39	1	—	—	—	40
Due to others than micro and small enterprises	1,959	893	143	109	99	3,202
Total						3,242

Ageing for trade payables outstanding as at March 31, 2025 is as follows:

(₹ in lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 Year	1-2 years	2-3 years	More than 3 year	
Trade payable						
Due to micro and small enterprises (Refer Footnote)	242	26	20	7	25	320
Due to others than micro and small enterprises	4,112	407	284	750	854	6,407
Total						6,727

Footnote:

Dues to Micro and Small Enterprises :

- The Company has certain dues to suppliers registered under Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED Act'). The disclosures pursuant to the said MSMED Act are as follows:
 - The principal amount remaining unpaid to suppliers at the end of the year. — ₹ 40 Lakhs (P.Y. ₹320 Lakhs)
 - Interest due remaining unpaid to any supplier at the end of the year. — Nil (P.Y. Nil)
 - The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006, along with the payment made to supplier beyond the appointed day during the year. — Nil (P.Y. Nil)
 - The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006. — Nil (P.Y. Nil)
 - The amount of interest accrued and remaining unpaid at the end of each accounting year. — Nil (P.Y. Nil)
 - The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprises, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act, 2006 — Nil (P.Y. Nil)
- The above information has been provided as available with the Company to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED Act. The overdue principal amounts outstanding to the extent ₹ 40 lakhs (P.Y.—₹320 lakhs) are payable to such vendors at the Balance Sheet date. The interest on overdue amount has not been provided/paid since there are differences in supplier account balances is under reconciliation.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
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NOTE 16. OTHER FINANCIAL LIABILITIES

Non-current

Retention money payable (Refer footnote)	1,832	252
Total	1,832	252

Footnote:

Contractors Retention Money liability which are due for payment as at 31st March, 2026 are shown under “Other Financials Liabilities” as per Ind AS-32. The management is after opinion that the retention liability is in the nature of guarantee towards performance and does not relate to the credit period given by the contractor. Further, in the opinion of the management, there has not been any authoritative clarification/interpretation with regard to measurement of fair value in respect of above item considering which retention money liability has not been discounted as on 31st March, 2026..

Current

Retention money payable	—	1,755
Other payables	3,442	2,688
Total	3,442	4,443

NOTE 17. PROVISIONS

Non-current

Employee Benefits		
Provision for Gratuity	88	110
Provision for leave benefit	45	71
Total	133	181

Current

Employee Benefits		
Provision for Gratuity	7	25
Provision for leave benefit	28	37
Total	35	62

NOTE 18. OTHER CURRENT LIABILITIES

Current

Advance from customers	2,92,125	1,93,705
Other payables :		
— Statutory dues	341	727
— Employees benefit payables	166	173
Total	2,92,631	1,94,605

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year Ended 31st March, 2026	Year Ended 31st March, 2025
--	--------------------------------	--------------------------------

NOTE 19. REVENUE FROM OPERATIONS

Revenue from Sale of Finished Properties	3,428	—
Revenue from Sale of trading materials	752	1,915
Revenue from Contract Services	251	2,577
Other operating revenue :		
Provision no longer required	—	3
Maintenance Charges Received	48	—
Other operating Income	41	303
Management and Professional Fees Received	26	32
Sundry Credit balance written back	37	84
Total	4,584	4,915

NOTE 20. OTHER INCOME

Interest Income:		
Bank fixed deposits	1,254	580
Interest on Others	37,380	26,386
Total (a)	38,635	26,966
Profit on Sale of Fixed Assets	0.2	—
Miscellaneous income	2	3
Total (b)	2	3
Total (a+b)	38,637	26,968

NOTE 21. COSTS OF CONSTRUCTION / DEVELOPMENT

Construction costs incurred during the year:

Land / rights acquired	—	63
Material and labour costs	12,881	23,391
Approval and consultation expenses	887	542
Total	13,768	23,996

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year Ended 31st March, 2026	Year Ended 31st March, 2025
NOTE 22. CHANGES IN INVENTORIES OF FINISHED GOODS, STOCK-IN-TRADE AND WORK-IN-PROGRESS		
Opening Inventory :		
Incomplete projects	2,58,879	2,11,787
Finished Properties	2,596	2,596
Stock in Trade (Trading Material)	317	650
	<u>2,61,792</u>	<u>2,15,032</u>
Closing Inventory :		
Incomplete projects	2,80,339	2,58,879
Finished Properties	—	2,596
Stock in Trade	40	317
	<u>2,80,379</u>	<u>2,61,792</u>
Total	<u>(18,587)</u>	<u>(46,760)</u>

NOTE 23. EMPLOYEE BENEFITS EXPENSES

Salaries, bonus, etc.	1,243	1,468
Contribution to provident and other funds	48	47
Staff welfare expenses	8	11
Other fund expenses	1	1
Total	<u>1,300</u>	<u>1,527</u>

NOTE 24. FINANCE COSTS

Interest costs:—

Interest on Debentures (Refer footnote)	31,682	33,884
Premium on Redemption of debentures	605	10,636
Other interest expense	33.59	3
Total	<u>32,321</u>	<u>44,524</u>

Footnote :

In the line with IND AS-23 'Borrowing Costs,' the borrowing cost of ₹ Nil (P.Y. ₹ 9,797 lakhs) have been capitalised to Inventory.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year Ended 31st March, 2026	Year Ended 31st March, 2025
--	--------------------------------	--------------------------------

NOTE 25. DEPRECIATION AND AMORTISATION EXPENSES

Depreciation of property, plant and equipment	457	444
Total	457	444

NOTE 26. OTHER EXPENSES

Insurance	41	79
Rates and taxes	3,096	6,581
Advances and other debit balances written off	3	5
Advertisement expenses	610	1,134
Software Expenses	172	173
Brokerage expenses	1,502	4,026
Directors' fees and travelling expenses	8	16
Stamp Duty and Registration Charges	3,041	6,088
Travelling and conveyance expenses	28	31
Housekeeping Expenses	93	126
Water Charges	35	72
Repairs and society maintenance charges	397	492
Security Charges	79	69
Electricity Charges	79	69
Legal and professional fees	486	358
Loss on foreign currency fluctuation (Net)	14	0.3
Other expenses	104	151
Total	9,789	19,471

b. Auditors Remuneration (included in other expenses)

Audit fees	9	4
Other certification fees	1	1
Limited review fees	2	1
Total	12	5

NOTE 27. EARNINGS PER SHARE (EPS)

Earning Per Share has been computed as under:

Profit /(Loss) for the year	2,916	19,510
Weighted average number of equity shares outstanding	0.5	0.5
Earnings Per Share (₹) — Basic (Face value of ₹10 per share)	6,058	40,531

Diluted earning per share is same as basic earning per share.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year ended 31st March, 2026	Year ended 31st March, 2025
NOTE 28. POST RETIREMENT BENEFIT PLANS		
The Principal assumptions used for the purpose of the actuarial valuations were as follows,		
Gratuity:		
Discount Rate	7.07%	6.66%
Expected rate of salary increase	6%	6%
Expected average remaining service	14.51	15.84
Service cost		
Current service cost	16.58	15.99
Past service cost and (gain)/loss from settlement	—	—
Net interest expense	8.96	6.72
Component of define benefit cost recognised in profit or loss	25.54	22.70
Acturial (gains) / losses for the period	(64)	49
Component of defined benefit cost recognised in other comprehensive income	(64)	49
Total	(39)	72
Present value of funded defined benefit obligation	95	136
Fair value of plan assets	—	—
Funded status	(95)	(136)
Movement in PV of defined benefit obligation		
Opening define benefit obligation	136	126
Current service cost	17	16
Interest cost	9	7
Acturial (gains) / losses for the period	(64)	49
Benefits paid	(2)	(62)
Closing define benefit obligation	95	136
Movements in fair value of plan asstes		
Opening fair value of plan assets	—	—
Closing fair value of plan assets	—	—
Asset Information:		
Total Amount		
Gratuity Fund	—	—
Expected Payout:		
PVO Payout		
Expected Outgo First Year	7	25
Expected Outgo Second Year	5	3
Expected Outgo Third Year	21	15
Expected Outgo Fourth Year	2	21
Expected Outgo Fifth Year	4	3
Expected Outgo Sixth to Tenth Years	22	28

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year ended 31st March, 2026	Year ended 31st March, 2025
--	--------------------------------	--------------------------------

Sensitivity Analysis:

As of 31st March, 2026, every percentage point increase in discount rate will affect our gratuity benefit obligation ₹ 87 Lakhs

As of 31st March, 2026, every percentage point decrease in discount rate will affect our gratuity benefit obligation ₹ 104 Lakhs

As of 31st March, 2026, every percentage point increase in salary escalation rate will affect our gratuity benefit obligation ₹ 103 Lakhs

As of 31st March, 2026, every percentage point decrease in salary escalation rate will affect our gratuity benefit obligation ₹ 88 Lakhs

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant.

Projected service cost as on 31st March, 2027 is 8.29 Lakhs

Narrations:

1 Analysis of Defined Benefit Obligation

The number of members under the scheme have decreased by 7.79%. Similarly the total salary has decreased by 23.33% during the accounting period. The resultant liability at the end of the period over the beginning of the period has decreased by 30.14%.

2 Expected rate of return basis:

Scheme is not funded. EORA is not applicable.

3 Description of Plan Assets and Reimbursement Conditions

Not Applicable

4 Investment/ Interest Risk

Since the scheme is unfunded the Company is not exposed to Investment/ Interest risk.

5 Longevity Risk

The Company is not exposed to risk of employees living longer as the benefit under the scheme ceases on the employees separating from the employer for any reason.

6 Risk of Salary increase

The company is exposed to higher liability if the future salaries rise more than assumption of salary escalation.

7 Discount Rate

The discount rate has increased from 6.66% to 7.07% and hence there is a decrease in liability leading to actuarial gain due to change in discount rate.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 29. CONTINGENT LIABILITY		
1 Workmen's liability of earstwhile, Hindoostan Spinning and Weaving Mills Limited (Refer Foot note 1)	21	21
2 Chief Controlling Revenue Authority (Refer Foot note 2)	4,931	4,931
3 Goods & Services Tax (GST) (Refer Foot note 3)	1,659	753
4. Bank Guarantee	100	50

Foot note :

- The Hindoostan Spinning and Weaving Mills Limited (HSWML), a body corporate in the year 2002 had declared a Voluntary Retirement Scheme (VRS). The VRS liability, alongwith other assets and liabilities, vide scheme of the Board of Industrial and Financial Reconstruction (BIFR), dated April 1st, 2004 was inherited by the Company, (formerly known as Hoary Realty Limited, Chaitra Realty Limited). Some of the workers didn't accept VRS and insisted on continuation of job. The Company thereupon declared closure. After going through various appellant bodies the matter was referred to the Industrial Tribunal which passed its order confirming closure. A writ petition was filed by the workers Union against the order of Industrial Tribunal. The said dispute is yet to be resolved fully. Liability disclosed herewith is net of Advances paid amounting Rs. 5.17 lakhs.
- Pursuant to the Audit by the office of the Accountant General, Govenment of Maharashtra, The Department of Stamps and Registrations has claimed to a short levy of stamp duty of approximately Rs. 22 crores on the adjudicated and registered Joint Developement Agreement of the company dated December 18th, 2014 with Wadhwa Group Holdings Private Limited. The Company Challenged the above observation before the CCRA and IGR u/s 53-A of the stamp Act, hearing of which was concluded on December 26th, 2017. However no order was passed by the CCRA. Later, in 2019, The Company recieved a notice from the CCRA that, post audit objection, there was a continuing shortfall of stamp duty of approximately ₹ 67 crores, considering which suo moto revision u/s 53-A of the Stamp Act had been initiated against the company. The CCRA has now passed a final Order holding that there is a deficit of stamp duty of ₹ 49 crores. The company has filed Petiton before the Hon'ble Bombay High Court, challenging the jurisdictional authority of the CCRA and IGR to initiate a second revision u/s 53-A of the Stamp Act.
- The Company is contesting demand raised by the GST department u/s.73 for period July-17 to Mar-22. The dispute is pending at the appeallate authority level. Based on the facts of the case, the management is of the opinion that it has a strong case and the stands a high likelihood of succeeding before the appeallate authority. Pending the final decision on the above matter, no adjustment has been made in these special purpose financial statements.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 30.

In the opinion of The Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loan and Advances continue to have a realizable value of at least the amounts at which they are stated in the balance sheet.

NOTE 31. RELATED PARTY DISCLOSURE

I) List of related parties (as certified and confirmed by the management):

A. Subsidiaries

- 1 Twenty Five Downtown Realty Limited

B. Holding Company

- 1 Nitant Real Estate Private Limited

C. Enterprises where key management personnel or their relatives exercise significant influence

(Where transactions have taken place)

- 1 Twenty Five South Maintenance Private Limited
- 2 Citywood Builders Private Limited

D. Directors

- 1 Sunil Chandrakant Shah
- 2 Praphul Devram Shinde — Whole-time Director
- 3 Vandana Paresh Dhanki
- 4 Sachin Anant Sawant

Note: Related party relationships are as identified by the Company and relied upon by the Auditor.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

II) Related party transactions and balance as at year end:

(₹ in lakhs)

	Particulars	Entities with joint control over the reporting entity	Subsidiaries of entities with joint control over the reporting entity	Other companies
A.	Transactions / Related parties			
i.	Loans and Advances received \ recovered \ adjusted			
	Nitant Real Estate Private Limited	11,679 (2,269)	— (—)	— (—)
	Twenty Five Downtown Realty Limited	— (—)	7,236 (24,179)	— (—)
ii.	Loans and Advances given \ repaid \ recovered \ adjusted			
	Nitant Real Estate Private Limited	19,901 (34,181)	— (—)	— (—)
	Twenty Five Downtown Realty Limited	— (—)	45,980 (76,382)	— (—)
iii.	Consultancy, Contracts and server rental charges			
	Twenty Five South Maintenance Private Limited	— (—)	— (—)	125 381
iv.	Contract Service Income			
	Citywood Builders Private Limited	— (—)	— (—)	— (77)
v.	Interest income			
	Twenty Five Downtown Realty Limited	— (—)	19,345 (17,141)	— (—)
	Nitant Real Estate Private Limited	9,716 (7,895)	— (—)	— (—)
v.	Other Income & Management Fees Received			
	Twenty Five South Maintenance Private Limited	— (—)	— (—)	13 81
vi.	Remuneration/Director Sitting Fees			
	Nandini Deshmukh	— (—)	— (—)	3 (6)
	Sachin Anant Sawant	— (—)	— (—)	0.3 (0)
	Sunil Chandrakant Shah	— (—)	— (—)	3 (6)
	Vandana Paresh Dhanki	— (—)	— (—)	1 (4)

Note: Figures in brackets are of the previous year.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

		(₹ lakhs)
	As at 31st March, 2026	As at 31st March, 2025
B. Balance outstanding payables / receivables:		
a. Balance Payable		
Twenty Five South Maintenance Private Limited	37	182
b. Balance Receivable		
Nitant Real Estate Private Limited	53,607	43,583
Twenty Five Downtown Realty Limited	1,01,098	69,149

* Including balances related to transactions entered into when these were not related

NOTE 32. FINANCIAL RISK MANAGEMENT OBJECTIVES

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Managing Board.

The Company manages market risk through a treasury department which evaluates and exercises independent control over the entire process of market risk management. The treasury department recommend risk management objectives and policies which are approved by the senior management. The activities of this department include management of cash resources, borrowing strategies and ensuring compliance with the market risk limits and policies.

1) Market Risk

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

b) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate on account of changes in foreign exchange rates. The company does not have any exposure to the risk of changes in foreign exchange rates from its operating activities or investments in foreign companies.

There is no significant purchase of materials of imported materials hence foreign currency risk does not arise.

c) Commodity price risk

The Company is not affected by the price volatility of commodities

The Company has awarded building construction contracts to its contractors on turnkey basis.

2) Credit Risk

Credit risk is the risk that the customer may not meet its obligation on time as per Agreement to Sales leading to delay in collection. The company is not exposed to credit risk from its trade receivables since the underlying assets is in possession of the company if any default is caused by the customer.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy. Investments of surplus funds are made only with approved companies and within credit limits assigned to each company. The credit limits of parties to whom loans are granted are reviewed by board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make repayments.

3) Liquidity risk

The company is in stage of construction of buildings. All allowable expenses are inventorised by as per the policy of the company. Liquidity risk is dependent on the market demand for completed flats.

- a. No derivative instrument were outstanding at the end of the year.
- b. Uncovered risk in foreign currency transactions are under.

(₹ in lakhs)

		As at 31st March, 2026	As at 31st March, 2025
Trade payables	USD	—	—
	INR	—	—

NOTE 33. CAPITAL MANAGEMENT

The primary objective of company's capital management is to ensure that it maintains strong capital ratios in order to support its business and maximise shareholders value. The company's board of directors reviews the capital structure on an annual basis.

The capital structure of the company consists of net debt (borrowings and offset by cash and bank balances) and total equity of the company. The borrowings consist of debentures issued, term loans from financial institutions and loans from companies. Preference shares issued by the company have been considered as debt in calculation of financial ratios, as it is in the nature of debt.

Gearing Ratio

The gearing ratio at the reporting period was as follows:

(₹ in lakhs)

		As at 31st March, 2026	As at 31st March, 2025
Borrowings including current Maturities		3,06,720	3,16,715
Interest accrued and due/and but not due		—	—
Total Debt		3,06,720	3,16,715
Less : Cash and Cash Equivalents		11,717	24,806
Net Debt (A)		2,95,003	2,91,909
Equity Share Capital		5	5
Other Equity		(33,571)	(36,487)
Total Equity (B)		(33,566)	(36,482)
Debt Equity Ratio A/B		(8.79)	(8.00)

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 34 : CATEGORIES OF FINANCIAL INSTRUMENTS

Fair Value measurement

(₹ in lakhs)

	31st March 2026		31st March 2025	
	FVPL / FVOCI	Amortised Cost	FVPL / FVOCI	Amortised Cost
Financial Assets				
Loans	—	1,75,712	—	1,10,102
Other financial assets	—	53,071	—	36,282
Cash and cash equivalent	—	11,717	—	24,806
Bank balances other than above	—	—	—	—
Total of Financial Assets	—	2,40,500	—	1,71,190
Financial Liabilities				
Borrowings	—	3,06,720	—	3,16,715
Trade payables	—	3,242	—	6,727
Other Financial liabilities	—	5,274	—	4,695
Total of Financial Liabilities	—	3,15,236	—	3,28,136

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE. 35 RATIOS

The ratios for the years ended March 31, 2026 and March 31, 2025 are as follows :

Particulars	Numerator	Denominator	31st March, 2026	31st March, 2025	Variance
			(In Times)	(In Times)	(In Percentage)
Current Ratio	Current Assets	Current Liabilities	1.17	2.11	(44.62)
Debt – Equity Ratio	Total Net Debt	Shareholder's Equity	(8.79)	(8.00)	9.84
Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	90.71	69.06	31.35
Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	(0.08)	(0.42)	(80.69)
Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	4.88	8.21	(40.50)
Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	0.13	0.11	18.99
Inventory Turnover Ratio	Cost of goods sold OR sales	Average Inventory	0.02	0.01	91.93
Net Profit Ratio	Net Profit	Net Sales	0.83	10.18	(91.83)

REASONS FOR VAIRANCES

Inventory Turnover Ratio

The same has arisen primarily due to the revenue recognition policy applied by the Company in compliance with the applicable provisions of the Indian Accounting Standards (Ind AS).

Debt Service Coverage Ratio

Primarily on account of decrease in earnings before interest and taxes.

Return on Equity (ROE)

On account of decrease in negative shareholders' funds due to early stage of the project.

Trade payables turnover ratio

The variance is primarily due to decrease in expenses and other payables.

Net Profit Ratio

On account of decrease in income of the Company.

Current Ratio

Due to increase in current liability of the Company.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 36. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31ST MARCH 2026 AND 31ST MARCH 2025:

- i The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii The Company does not have any transaction during the current financial year with companies struck off under Section 248 of the Companies Act, 2013.
- iii The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- iv The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- v “The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - a directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or
 - b provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.”
- vi “The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - a directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or
 - b provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.”
- vii The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961.
- viii The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender in current financial year, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- ix The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.

NOTE 37.

Loans and advances, other receivables, debtors and creditors are subject to confirmations, reconciliations and adjustments, if any, and are considered payable / realisable, as the case may be.

NOTE 38.

The accumulated losses of the Company have resulted in complete erosion of the net worth of the Company. The Company's management is, however, of the view that the said erosion is temporary in nature as the project of the Company which is under development is expected to result in revenue which when fructified, would result in turnaround of the Company. The Company to that extent does not consider the erosion of the net worth as an impediment to its status as a going concern.

NOTES TO STANDALONE THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 39.

The comparative figures for the year ended 31 March 2025 presented in these Financial Statements have been derived from the audited standalone financial statements of the Company for the financial year ended 31 March 2025, which were approved by the Board of Directors and on which an unmodified / modified (as applicable) opinion was issued by the Statutory Auditors dated May 30, 2025.

NOTE 40.

Previous years figures have been regrouped/reclassified/restate wherever necessary, to make them comparable with current year figures in the financial statement.

As per our report of even date

FOR A R C K & Co.
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090

ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

**CONSOLIDATED FINANCIAL STATEMENTS
FOR YEAR ENDED MARCH 31, 2026**

INDEPENDENT AUDITOR'S REPORT

To The Members of Twenty Five South Realty Limited

Report on the Audit of the Consolidated Financial Statements

Qualified Opinion

We have audited the accompanying Consolidated financial statements of **Twenty Five South Realty Limited** ("the Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its associate companies and jointly controlled entities which comprise the Consolidated Balance Sheet as at March 31, 2026, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act, of the consolidated state of affairs (consolidated financial position) of the Group and its associates and joint ventures as at 31 March 2026, and its consolidated profit (consolidated financial performance including other comprehensive income), its consolidated cash flows and the consolidated changes in equity for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion on the consolidated financial statements.

- a) With reference to Note 4 of the consolidated financial statements, the Group has not recognized interest income amounting to ₹781.68 lacs on certain intercorporate deposits. Consequent to the above, finance income for the year ended March 31, 2026 has been understated by ₹ 781.68 lacs resulting in a consequential overstatement of the reported loss for the year ended March 31, 2026.
- b) With reference to footnote (c) (iii) of Note 13 of the consolidated financial statements, the Group has not provided for any premium on redemption amounting to ₹31,213.70 lacs on certain NCD's, as the management is currently in discussions with the subscriber for re-negotiation of the debenture terms. Consequent to the above, finance expense for the year ended March 31, 2026 has been understated by

₹ 31,213.70 resulting in a consequential understatement of inventories / reported loss for the year ended March 31, 2026.

- c) With reference to footnote (e) (ii) of Note 13 of the consolidated financial statements, the Group has not recognized interest expenses amounting to ₹6,211.91 lacs on certain intercorporate loan. Consequent to the above, finance expense for the year ended March 31, 2026 has been understated by ₹ 6,211.91 resulting in a consequential understatement of inventories / reported loss for the year ended March 31, 2026.

Emphasis of Matters

We invite attention to;

- a) Note 2 (II) (b) (ii) of the consolidated financial statements, regarding to recognition of expense for ongoing projects which, based upon estimated costs, is as per the judgment of the management and have been relied upon by us, these being technical matters.
- b) Note No.29 of the consolidated financial statements, regarding the reliance placed by the auditor on certification received from the management with regard to the disclosure of contingent liabilities of the group.
- c) Note No.30 of the consolidated financial statements, regarding balances that are subject to confirmations, reconciliation and adjustment, if any.
- d) Note No 36 of the consolidated financial statements, regarding the erosion of net worth of the company being temporary in nature.

Our opinion is not qualified in respect of the above matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined that there are no key audit matters to communicate in our audit report.

Information Other than the Consolidated Financial Statements and Auditor's Report Thereon

The Holding Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Annual Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the Consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance, total consolidated comprehensive income, consolidated changes in equity and consolidated cash flows of the group including its associates and joint ventures in accordance with the Ind AS and other accounting principles generally accepted in India. The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of Consolidated Ind AS financial statements. Further, in terms of the provisions of the Act, the respective Board of Directors / management of the companies included in the Group, and its associate companies and joint venture entities covered under the Act are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial statements have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has an adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group's to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are, therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "**Annexure A**", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) In our opinion, proper books of account as required by law have been kept so far as it appears from our examination of those books;

- c) The Consolidated Financials Statements dealt with by this Report are in agreement with the relevant books of account;
- d) In our opinion, the aforesaid Consolidated financial statements comply with the Ind AS specified under Section 133 of the Act;
- e) On the basis of the written representations received from the directors of the Holding Company and the Subsidiary Company, taken on record by the Board of Directors of the Holding Company and the Subsidiary Company, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Holding Company, its subsidiary, associate and joint venture entities covered under the Act and the operating effectiveness of such controls, refer to our separate Report in “**Annexure B**”.
- g) With respect to the other matters to be included in the Auditor’s Report in accordance with the requirements of Section 197 (16) of the Act:

In our opinion and to the best of our information and according to the explanation given to us, the remuneration paid by the Holding Company, its subsidiary, associate and joint venture entities to its directors during the current year is in accordance with the provisions of Section 197 of the Act.

The remuneration paid to any director is not in excess of the limit laid down under Section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

- h) With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - 1. The Consolidated financial statements has disclosed the impact of pending litigations as at 31st March 2026 on its consolidated financial position of its group, its associates and joint ventures;
 - 2. The Holding Company and its subsidiary companies, associate companies and joint venture entities did not have any long-term contract including derivative contracts for which there were any material foreseeable losses; and
 - 3. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies, associate companies and joint venture entities during the year ended 31st March 2026.
 - 4. a) Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the intermediaries shall, whether, directly or indirectly lend or invest in other person or entity identified in any manner whatsoever by or behalf of the company (‘Ultimate Beneficiaries’) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- b) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person or entity, including foreign entities ('Funding Parties') with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other person or entity identified in any manner whatsoever by or on behalf of the Funding Parties ('Ultimate Beneficiaries') or provide any guarantee ,security or the like on behalf of the Ultimate Beneficiaries, and
 - c) Based on the audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- 5. No dividend has been declared or paid during the year by the Holding Company and its subsidiary companies, associate company and joint venture entities.
- 6. Based on our examination, and based on the other auditor's reports of its subsidiary companies and its jointly controlled entities incorporated in India whose financial statements have been audited under the Act, the Holding Company, its subsidiary companies and its jointly controlled entities incorporated in India have used an accounting software for maintaining their respective books of account for the year ended March 31, 2026 which have a feature of recording audit trail facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, and further, we did not come across any instance of the audit trail feature being tampered with.

FOR A R C K & Co.

Firm Registration No.: 138758W

Chartered Accountants

CHIRAG M. HARANIYA

Partner

Membership No.: 146683

UDIN: 26146683GZWGWK4722

Place : Mumbai

Date : May 20, 2026

“ANNEXURE A” TO THE INDEPENDENT AUDITOR’S REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS OF TWENTY FIVE SOUTH REALTY LIMITED FOR THE YEAR ENDED MARCH 31, 2026

(The Annexure referred to in paragraph 1 under the heading “Report on Other Legal and Statutory Requirements” of our report of even date.)

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, and based on our audit and on the consideration of report of the respective auditors of the subsidiary companies, and joint ventures incorporated in India, we state that:

xxi. According to the information and explanations given to us, in respect of the following companies incorporated in India and included in the consolidated financial statements, the qualifications or adverse remarks made by the respective auditors in the Companies (Auditor’s Report) Order (CARO) reports of such companies are as follows:

Sl. No.	Name of Entities	CIN	Subsidiary / associate / joint venture	Clause number of the CARO report which is qualified or is adverse
1.	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	U70100MH1995PLC092856	Subsidiary (w.e.f September 4th, 2023)	Clause 3(iii)(b) Clause 3(xiii)

FOR A R C K & Co.

Firm Registration No.: 138758W

Chartered Accountants

CHIRAG M. HARANIYA

Partner

Membership No.: 146683

UDIN: 26146683GZGWGWK4722

Place : Mumbai

Date : May 20, 2026

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS OF TWENTY FIVE SOUTH REALTY LIMITED FOR THE YEAR ENDED MARCH 31, 2026

(The Annexure referred to in paragraph 2(f) under the heading “Report on Other Legal and Statutory Requirements” of our report of even date.)

Report on the Internal Financial Controls Over Financial Reporting under Clause (f) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

In conjunction with our audit of the consolidated financial statements of the Holding Company as of and for the year ended March 31, 2026, we have audited the internal financial controls with reference to consolidated financial statements of Twenty Five South Realty Limited (hereinafter referred to as “the Holding Company”) and its subsidiary companies (together referred to as “the Group”), its associate companies and joint venture entities, which are companies incorporated in India, as of that date.

Management’s Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company, its subsidiary companies, its associate companies and jointly controlled entities all incorporated in India are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by these entities considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective Holding company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Holding Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained by us, is sufficient and appropriate to provide a basis for our audit opinion on the Group's, its associate companies and joint ventures companies internal financial controls system over the financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the Group's assets that could have a material effect on the Consolidated financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Holding Company, its subsidiary companies, its associate companies and jointly venture entities, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

FOR A R C K & Co.

Firm Registration No.: 138758W

Chartered Accountants

CHIRAG M. HARANIYA

Partner

Membership No.: 146683

UDIN: 26146683GZGWGK4722

Place : Mumbai

Date : May 20, 2026

CONSOLIDATED BALANCE SHEET AS AT 31ST MARCH, 2026

		(₹ in lakhs)	
Particulars	Note No.	As at 31st March, 2026	As at 31st March, 2025
I ASSETS			
1. Non-Current Assets			
(a) Property, plant and equipment	3	970	1,328
(b) Financial assets			
(i) Loans	4	—	4,535
(ii) Other financial assets	5	12,365	3,199
(c) Others non-Current tax assets (Net)	6	3,859	2,362
(d) Deferred tax assets (Net)	7	20,344	19,204
(e) Other non-current assets	8	2	2
Total Non-Current Assets		37,540	30,629
2. Current Assets			
(a) Inventories	9	5,77,376	4,32,665
(b) Financial assets			
(i) Cash and cash equivalents	10	17,358	27,306
(iii) Loans	4	1,03,056	57,899
(iii) Other financial assets	5	25,104	16,281
(iv) Trade Receivable	5	798	1,241
(c) Other current assets	8	9,610	6,686
(d) Current tax assets (Net)	6	716	—
Total Current Assets		7,34,018	5,42,079
TOTAL ASSETS		7,71,558	5,72,708
II EQUITY AND LIABILITIES			
1. Equity			
(a) Equity share capital	11	5	5
(b) Other equity	12	(51,142)	(50,649)
Equity attributable to owners of the Company		8,894	10,043
(c) Non-controlling interests			
Total Equity		(42,243)	(40,601)
2. Liabilities			
(i) Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	2,19,703	3,80,773
(ii) Other Financial Liabilities	15	10,734	672
(b) Provisions	16	224	181
(c) Deferred Tax Liabilities (Net)	7	—	60
Total Non-Current Liabilities		2,30,661	3,81,687
(ii) Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	13	2,10,270	—
(ii) Trade payables	14		
Due to micro and small enterprises		307	451
Due to others than micro and small enterprises		5,322	10,818
(iii) Other financial liabilities	15	26,644	5,510
(b) Other current liabilities	17	3,40,504	2,14,769
(c) Provisions	16	94	72
Total Current Liabilities		5,83,140	2,31,621
Total Liabilities		8,13,801	6,13,309
TOTAL EQUITY AND LIABILITIES		7,71,558	5,72,708

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR A R C K & Co.
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090
ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)			
Particulars	Note No.	Year ended 31st March, 2026	Year ended 31st March, 2025
I Income			
Revenue from Operations	18	4,584	4,915
Other Income	19	22,627	12,332
Total Income		27,211	17,247
II Expenses			
Costs of Construction / Development	20	46,611	37,163
Purchases of Stock-in-Trade		785	2,418
Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	21	(1,46,309)	(85,398)
Employee Benefits Expense	22	2,833	2,657
Finance Costs	23	1,06,827	50,713
Depreciation and Amortisation Expenses	24	513	466
Other Expenses	25	18,114	24,241
Total Expenses		29,374	32,260
III Profit / (Loss) before Tax		(2,163)	(15,012)
IV Tax Expense			
(1) Current Tax		—	—
(2) Deferred tax (charge) / credit		926	33,253
(3) Excess / (Short) provision for taxation in respect of earlier years		5	(17)
Total Tax Expenses for the Year		931	33,236
V Profit / (Loss) for the Year		(1,231)	18,223
VI Other Comprehensive Income			
Items that will not be reclassified to profit or loss			
Remeseasurement of the net defined benefit plans		45	10
VII Total comprehensive income for the year		(1,186)	18,233
Owner share		(160)	18,552
Non controlling interest		(1,026)	(319)
VIII Earning per equity share of nominal value of ₹ 10/- each			
Basic and Diluted	26	(2,558)	37,858

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR **A R C K & Co.**
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
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MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090
ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

Particulars	Year ended 31st March, 2026	Year ended 31st Marchch, 2025
I. CASH FLOWS ARISING FROM OPERATING ACTIVITIES		
Net profit/(loss) before taxation as per Statement of Profit and Loss	(2,163)	(15,012)
Add / (Less) :		
Finance costs	1,06,827	50,713
Depreciation and amortisation	513	466
Advances and other debit balances written off	2	5
Interest income	(22,615)	(12,327)
Profit on Sale of Assets	(0.2)	—
Remeseasurement of the net defined benefit liabiliy / asset	45	10
Excess provision written back	—	(84)
Sundry Credit balance written back	(37)	(3)
	<u>84,735</u>	<u>38,780</u>
Operating profit/(Loss) before working capital changes	82,572	23,767
Add / (Less) :		
(Increase) in inventories	(1,44,711)	(86,026)
(Increase) / Decrease in Financial Assets	(17,989)	(2,332)
(Increase) / Decrease in Trade Receivables	441.30	(1,246)
(Increase) / Decrease in Other Current & Non current Asset	(2,924)	(1,014)
Increase / (Decrease) in Trade and other payables	(5,678)	4,900
Increase / (Decrease) in Provisions	65	85
Increase / (Decrease) in Other Current Liabilities	1,25,735	1,31,499
Increase / (Decrease) in Financial Liabilities	21,910	(44,181)
Direct taxes paid	(1,855)	(252)
	<u>(25,006)</u>	<u>1,434</u>
Net cash flow from/(used in) operating activities	57,566	25,201
II. CASH FLOWS ARISING FROM INVESTING ACTIVITIES		
Inflow / (Outflow) on account of :		
Interest income received	22,615	12,327
(Increase)/Decrease in loans given	(40,622)	(32,405)
Purchase of fixed assets	(156)	(702)
	<u>(18,164)</u>	<u>(20,780)</u>
Net cash flow from/(used in) investing activities		
III. CASH FLOWS ARISING FROM FINANCING ACTIVITIES		
Inflow / (Outflow) on account of :		
Proceeds from Long Term Borrowing	(1,61,071)	54,998
Proceeds from Short Term Borrowing	2,10,270	—
Finance costs paid	(98,550)	(50,209)
	<u>(49,351)</u>	<u>4,788</u>
Net cash flow from/(used in) financing activities	(9,948)	9,209
Net increase/(decrease) in cash and cash equivalents (I + II + III)	27,306	18,097
Add: Balance at the beginning of the year	17,358	27,306
Cash and cash equivalents at the end of the year	17,358	27,306
Components of cash and cash equivalents (Refer Note 10)		
Cash on hand	173	174
Balances with banks		
— in Current accounts	7,334	8,252
— in Deposits with maturity of less than twelve months	9,851	18,879
	<u>17,358</u>	<u>27,306</u>

The accompanying notes are an integral part of the financial statements.

The Cash Flow Statement has been prepared under indirect method as set out in Indian Accounting Standard (Ind AS- 7) statement of cash flows.

As per our report of even date

FOR A R C K & Co.
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090
ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Notes	Amount ₹
A. EQUITY SHARE CAPITAL		
As at 01st April, 2024	12	5
Changes in equity share capital		—
As at 31st March, 2025		5
Changes in equity share capital		—
As at 31st March, 2026		5

B. OTHER EQUITY (Refer Note 12)

	Reserves and Surplus				Non-Controlling Interest	Total
	Securities Premium reserve	Debenture Redemption Reserve	General reserve	Retained Earnings		
Balance at 1st April, 2024	18,663	—	—	(87,820)	10,377	(58,781)
Profit / (Loss) for the year	—	—	—	18,552	—	18,552
Profit attributable to the owners of the company				(43)		(43)
Profit relating to non controlling interest					(334)	(334)
Remeasurement of net defined benefit recognised in other comprehensive income	—	—	—	—	—	—
Any other changes (to be specified)	—	—	—	—	—	—
Balance at 31st March, 2025	18,663	—	—	(69,311)	10,043	(40,606)
Balance at 1st April, 2025	18,663	—	—	(69,311)	10,043	(40,606)
Profit / (Loss) for the year	—	—	—	(160)	—	(160)
Remeasurement of net defined benefit recognised in other comprehensive income	—	—	—	—	—	—
Adjustment for changes in ownership interests	—	—	—	—	(124)	(124)
Profit attributable to the owners of the company				(332)	—	(332)
Profit relating to non controlling interest	—	—	—	—	(1,026)	(1,026)
Balance at 31st March, 2026	18,663	—	—	(69,804)	8,894	(42,247)

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR **A R C K & Co.**
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090
ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2026

NOTE 1. CORPORATE INFORMATION

1.1 GROUP OVERVIEW

Twenty Five South Realty Limited (the 'Company' or the 'Holding Company'), a public limited company and its subsidiaries (collectively referred to as the 'Group'), its associates and jointly controlled entities is engaged primarily in the business of real estate development. The operations of the Group along with its associates and jointly controlled entities span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects. The Group along with its associates and jointly controlled entities is also engaged in the business of provision of maintenance services which are related to the overall development of real estate business. The Holding Company is domiciled in India and is incorporated under the provisions of the Companies Act applicable in India.

- 1.2 The Consolidated financial statements for the year ended 31 March 2026 were authorized and approved by the Board of Directors for issue on 20th May 2026.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES FOLLOWED BY THE COMPANY

IA. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

(i) Compliance with Ind AS

These Consolidated financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other relevant provisions of the Act, to the extent applicable.

(ii) Historical Cost Convention

The Consolidated financial statements have been prepared on a historical cost basis, except for the following:

- 1) certain financial assets and liabilities that are measured at fair value;
- 2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
- 3) defined benefit plans - plan assets measured at fair value;

(iii) Current Non-current Classification

All the assets and liabilities have been classified as current or non-current, wherever applicable, as per the operating cycle of the group as per the guidance set out in Schedule III to the Act. Operating cycle for the business activities of the group covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, if any) within the credit period normally applicable to the respective project.

IB. PRINCIPLES OF CONCOLIDATION AND EQUITY ACCOUNTING

The financial statements have been prepared on the following basis:

i) Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully Consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date the control ceases.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

The acquisition method of accounting is used to account for business combination by the Group.

The Group combines the separate financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, contingent liability, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary and practicable to ensure consistency with the policies adopted by the Group.

Non-controlling interests are shown separately in the Consolidated balance sheet separately within equity and the Statement of Changes in Equity.

The Consolidated financial statements have been presented to the extent possible, in the same manner as Parent Company's standalone financial statements.

ii) **Associates**

Associates are all entities over which the Group has significant influence but no control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

iii) **Joint arrangements**

Under Ind AS 111 Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

Joint operations

The Group recognises its direct right to the assets, liabilities, contingent liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the Consolidated financial statements under the appropriate headings.

Joint ventures

Interests in joint ventures are accounted for using the equity method, after initially being recognised at cost in the Consolidated balance sheet.

iv) **Equity Method**

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in profit and loss, and the Group's share of other comprehensive income of the investee in other comprehensive income ("OCI"). Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary and practicable to ensure consistency with the policies adopted by the Group.

The carrying amount of the equity accounted investments are tested for impairment in accordance with the policy.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

v) **Change in ownership interests**

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests or reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised within equity.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in statement profit and loss. The fair value becomes the initial carrying amount for the purposes of subsequent accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in OCI in respect of that entity are reclassified to statement profit and loss as if the Group had directly disposed of the related assets and liabilities.

If the ownership interest in a joint venture or an associate is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognised in OCI are reclassified to statement profit and loss where appropriate.

- vi) The Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group uses accounting policies other than those adopted in the financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Group member's separate financial statements in preparing the financial statements to ensure conformity with the Group's accounting policies, wherever necessary and practicable.
- vii) Notes to the Consolidated financial statements represent notes involving items which are considered material and are accordingly disclosed. Materiality for the purpose is assessed in relation to the information contained in the financial statements. Further, additional statutory information disclosed in separate financial statements of the subsidiary and/or a parent having no bearing on the true and fair view of the financial statements has not been disclosed in these.

II **SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS**

The preparation of Consolidated financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

a) **Classification of Property**

The Group determines whether a property is classified as investment property or inventory property. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of the company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the company develops and intends to sell before or on completion of construction.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

b) **Estimates and Assumptions**

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

i) **Employee Benefit Plans**

The Company's obligation on account of gratuity and compensated absences is determined based on actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, these liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. The parameter most subject to change is the discount rate. In determining the appropriate discount rate, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation. The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

ii) **Estimation of Net Realisable Value for Inventory**

Inventory are stated at the lower of cost and net realisable value (NRV).

NRV for completed property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory under construction / incomplete projects is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Advance given to land owners, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

iii) **Valuation of Investment in/ Loans to Subsidiaries**

The investments are measured at cost / carrying value. The Company has performed valuation for its investments in equity of subsidiaries, associates and JVs for assessing whether there is any impairment. In case of impairment the fair value of investments is determined. Where the fair value of investments in entities cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.

Similar assessment is carried out for exposure of the nature of loans and interest receivable thereon as well as project advances. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as expected earnings in future years, liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported amounts of these investments, loans and advances.

iv) **Income tax Provisions are based on Company's judgement of Allowances/Disallowance considering computation of Income.**

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

III REVENUE RECOGNITION

Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

A. Revenue from Sale of Properties/Development Rights

Revenue from the sale of properties / flats/ commercial premises / units in a project are recognised when the company satisfies performance obligations at a point in time i.e when control is transferred to the customer which is usually on giving soft possession for fitouts or actual possession to the customer.

Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, rebates, price concessions, returns and financing component if any, as specified in the contracts with the customers. Revenue excludes taxes collected from customers on behalf of the government. Where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the Statement of profit and Loss Account.

Amount received as Advance from customers on Invoicing / raising demand letters are classified as Contract Liabilities. The company's right to consideration in exchange for goods or services that the company has transferred to the customer are classified as receivables.

In arrangements for sale of units the Company has applied the guidance in IND AS 115, on "Revenue from contracts with customers", by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations.

B. Revenue from Trading Materials:

Revenue from sale of trading material is recognised when control of promised goods are transferred to the customer.

C. Revenue from Project Management Services:

Revenue from 'project management services' is recognized only on satisfaction of performance obligation of promised services based on the agreements between the Company and the customer to whom such services are rendered.

D. Interest and Dividend:

Interest income including income arising on other instruments is recognised on time proportion basis using the effective interest rate method. Dividend income is recognized when the right to receive dividend is established.

E. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV PROPERTY PLANT AND EQUIPMENT AND DEPRECIATION / AMMORTISATION

A. On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its Property, Plant and Equipment and Investment property and use that carrying value as the deemed cost on the date of transition i.e. 1st April, 2015.

B. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

- C. Subsequent expenditure relating to Property, Plant and Equipment is capitalised only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.
- D. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery (Mivan System)	3
Computer	3
Office Equipments	5
Furniture and Fixture	10
Project office*	4
* Expenses related to project office specifically relating to the project has amortised over the project completion period which is estimated to be 4 years.	

The residual values, useful lives and methods of depreciation of property plant equipment are reviewed at each financial year and adjusted prospectively, if appropriate.

V FINANCIAL INSTRUMENTS

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

A. Investments and Financial Assets

i. Initial Recognition

Financial assets are recognised initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial assets. However, trade receivables that do not contain a significant financing component are measured at transaction price.

ii. Subsequent Measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

a) Financial Assets at Amortised Cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

b) **Financial Assets Measured at Fair Value**

Financial assets are measured at fair value through Other Comprehensive Income (OCI) if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at Fair Value Through Profit & Loss (FVTPL).

iii. **De-recognition of Financial Assets:**

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expires, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

B. **Equity Instruments and Financial Liabilities**

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

i. **Equity Instruments**

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

ii. **Financial Liabilities**

1. **Initial Recognition**

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2. **Subsequent Measurement**

The measurement of financial liabilities depends on their classification, as described below:

— **Financial liabilities at FVTPL**

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at VTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

— Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3. Derecognition of financial instruments

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

C. Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis to realise the assets and settle the liabilities simultaneously.

VI DERECOGNITION OF FINANCIAL INSTRUMENTS

The Company de-recognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109. A financial liability (or a part of a financial liability) is de-recognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

VII IMPAIRMENT

a. Financial Assets

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

b. Non-financial Assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss.

i. **Intangible Assets and Property, Plant and Equipment**

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. **Provisions**

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

VIII TAXATION

i. **Current Tax**

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

ii. **Deferred Tax**

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. **Current and deferred tax for the year**

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

IX **INVENTORIES**

All inventories are stated at lower of Cost or Net Realizable Value.

- A. Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.
- B. Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure for the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.
- C. Traded goods includes cost of purchases and other cost incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.
- D. Finished properties Valued at lower of cost or net realizable value.
- E. Inventory value in the statement of profit and loss includes costs incurred upto the completion of the project viz. cost of land / rights, value of floor space index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.
- F. Inventories acquired by way of business combination have been carried at respective fair value.

X **TRADE AND OTHER PAYABLES**

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

XI **TRADE RECEIVABLES**

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business.

XII **EMPLOYEE BENEFITS**

a) **Defined Contribution Plan**

Contributions to defined contribution schemes such as provident fund, labour welfare fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. The Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

b) **Defined Benefit Plan**

The Company provides for gratuity which is a defined benefit plan the liabilities of which is determined based on valuations, as at the Balance Sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods.

The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c) **Leave Entitlement**

Leave entitlement are provided based on an actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

d) **Short-term Benefits**

Short-term employee benefits such as salaries, performance incentives, etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

XIII **BORROWINGS AND BORROWING COSTS**

Borrowing are initially recognised at Net off transaction cost incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Preference shares, which are mandatorily redeemable on a specific date are classified as liabilities. The dividend on these preference shares is recognised in the statement of profit and loss as finance cost.

Interests and other borrowing costs calculated as per effective interest rate attributable to qualifying assets are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

XIV **EARNING PER SHARE**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

XV **CASH FLOW STATEMENT**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

XVI CASH AND CASH EQUIVALENT

“Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company’s cash management.”

XVII FOREIGN CURRENCY TRANSACTIONS

All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.

Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the statement of profit and loss.

Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

XVIII SEGMENT REPORTING

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of “Real Estate Development”. Thus, as defined in Ind AS 108 “Operating Segments”, the Company’s entire business falls under this one operational segment and hence the necessary information has already been disclosed in the Balance Sheet and the Statement of Profit and Loss.

XIX PROVISIONS, CONTINGENT ASSETS AND CONTINGENT LIABILITIES

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 3. PROPERTY, PLANT AND EQUIPMENT AND CAPITAL WORK-IN-PROGRESS

(₹ in lakhs)

	Mivan System (Rekli formliner)	Mivan System	Computers and Laptops	Furniture and Fixtures	Office Equipment	Project office	Vehicle	Total	Capital work-in- progress
Cost or deemed cost									
Balance at 31st March, 2024	1,731	269	56	152	170	510	57	2,946	—
Additions	—	—	33	25	29	—	617	705	—
Disposals/Discarmnt	—	—	—	—	—	—	(5)	(5)	—
Transferred to addition	—	—	—	—	—	—	—	—	—
Balance at 31st March, 2025	1,731	269	89	178	199	510	670	3,646	—
Accumulated depreciation and impairment									
Balance at 31st March, 2024	803	254	37	96	138	508	16	1,852	—
Eliminated on disposal/discardment of assets	—	—	—	—	—	—	—	—	—
Depreciation expense	404	—	15	15	9	—	22	465	—
Balance at 31st March, 2025	1,207	254	52	111	147	508	38	2,318	—
Carrying amount as at 31st March, 2025	524	15	37	67	52	3	631	1,328	—

	Mivan System (Rekli formliner)	Mivan System	Computers and Laptops	Furniture and Fixtures	Office Equipment	Project office	Vehicle	Total	Capital work-in- progress
Cost or deemed cost									
Balance at 31st March, 2025	1,731	269	89	178	199	510	670	3,646	—
Additions	—	—	59	49	14	—	37	158	—
Disposals/Discarmnt	—	—	—	—	(2)	—	—	(2)	—
On account of Difference in Audit and MR	—	—	—	—	—	—	—	—	—
Transferred to addition	—	—	—	—	—	—	—	—	—
Balance at 31st March, 2026	1,731	269	148	226	211	510	706	3,802	—
Accumulated depreciation and impairment									
Balance at 31st March, 2025	1,207	254	52	111	147	508	38	2,318	—
Eliminated on disposal/discardment of assets	—	—	—	—	—	—	—	—	—
On account of Difference in Audit and MR	—	—	—	—	—	3	—	3	—
Depreciation expense	405	—	22	17	14	—	55	513	—
Balance at 31st March, 2026	1,612	254	74	128	161	510	93	2,833	—
Carrying amount as at 31st March, 2026	119	15	74	99	50	0	613	970	—

Footnote:

Fixed Assets under project office being fully amortized

(₹ in lakhs)

Ageing for CWIP outstanding as at March 31, 2025 is as follows:

CWIP ageing schedule	Amount in CWIP for a period of			Total
	1—2 years	2—3 years	More than 3 years	
Projects in progress	—	—	—	—
Projects temporarily suspended	—	—	—	—

Ageing for CWIP outstanding as at March 31, 2026 is as follows:

CWIP ageing schedule	Amount in CWIP for a period of			Total
	1—2 years	2—3 years	More than 3 years	
Projects in progress	—	—	—	—
Projects temporarily suspended	—	—	—	—

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
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NOTE 4. LOANS

Non-Current

Loan to Others

(Unsecured, considered good)

—	Loan to others	—	4,535
	Total	—	4,535

Current

Loan to Others

(Unsecured, considered good)

—	Loan to related parties (Refer Note 27)	50,288	35,767
—	Loan to others	52,768	22,132
	Total	1,03,057	57,899

Footnote

During the year ended march 31, 2026, the Company has not recognised any interest income on certain Inter-Corporate Deposit (ICD) loans.

Repayable on demand

Sl. No.	Type of Borrowings	Amount of loan or advance in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
1	Promoter	—	—
2	Directors	—	—
3	KMPs	—	—
4	Related Parties	50,288	49%
5	Others	52,768	51%
		1,03,057	100%

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 5. OTHER FINANCIAL ASSETS		
Non-current		
Deposits with maturity more than twelve months	12,048	2,929
Security deposits	11	4
Interest accrued on fixed deposits	306	267
Total	12,366	3,199
Current		
Other Advances and Receivables		
— Advances For FSI		
Others	25,104	16,281
Interest accrued on fixed deposits	—	—
	25,104	16,281
Total	25,104	16,281
Trade receivables — considered good	798	1,241
	798	1,241

Ageing of trade receivable and credit risk arising therefrom is as below;

As at March 31, 2026

Particulars	Less than 6 months	6 months - 1 Year	1-2 Year	2-3 Year	More than 3 years	Total
Undisputed – considered good	297	—	501	—	—	798
Undisputed – credit impaired	—	—	—	—	—	—
Disputed – considered good	—	—	—	—	—	—
Disputed – credit impaired	—	—	—	—	—	—
	297	—	501	—	—	798
Expected loss rate	—	—	—	—	—	—
Less - Allowances for credit losses	—	—	—	—	—	—
Total Trade Receivable	297	—	501	—	—	798
As at March, 31 2025						
Undisputed – considered good	—	1,241	—	—	—	1,241
Undisputed – credit impaired	—	—	—	—	—	—
Disputed – considered good	—	—	—	—	—	—
Disputed – credit impaired	—	—	—	—	—	—
	—	1,241	—	—	—	1,241
Expected loss rate	—	—	—	—	—	—
Less - Allowances for credit losses	—	—	—	—	—	—
Total Trade Receivable	—	1,241	—	—	—	1,241

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 6. OTHER TAX ASSETS (NET)		
Non-Current		
Advance Income Tax paid	3,859	2,362
Less: Provision for Tax	—	—
Total	3,859	2,362
Current		
Advance Income Tax paid	717	—
Less: Provision for Tax	—	—
Total	717	—

NOTE 7. DEFERRED TAX ASSETS (NET)

The following is the analysis of deferred tax asset / (liabilities) presented in the balance sheet

Deferred Tax Asset	20,344	19,204
Deferred Tax Liability	—	(60)
Total	20,344	19,144

2025-2026	Opening Balance	Credit/(Charge) in statement of Profit and Loss	Closing Balance
Deferred tax assets / (liabilities) in relation to:			
On account of Others	119	418	537
On account of Inventory	(51,385)	(10,841)	(62,226)
On account of Debtors	70,144	11,338	81,482
On account of Brought Forward Losses	—	311	311
On account of Depreciation	265	(25)	240
On account of Difference in Audit and MR	—	(275)	—
Total	19,144	926	20,344

2024-2025	Opening Balance	Credit/(Charge) in statement of Profit and Loss	Closing Balance
Deferred tax assets / (liabilities) in relation to:			
On account of Others	15,732	(15,612)	119
On account of Inventory	(30,060)	(21,324)	(51,385)
On account of Debtors	—	70,144	70,144
On account of Brought Forward Losses	7	(7)	—
On account of Depreciation	193	72	265
Total	(14,128)	33,271	19,144

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 8. OTHER ASSETS		
Non-Current		
Plan Assets Gratuity	2	2
	<u>2</u>	<u>2</u>
Current		
Advance to Suppliers	2,934	1,266
GST input credit receivable	2,104	2,700
Other Receivables	3,342	2,593
— Accrued Interest Receivables	—	(10)
Other Advances		
— Prepaid Expenses	521	132
— Others	709	5
Total	<u>9,610</u>	<u>6,686</u>

NOTE 9. INVENTORIES

Inventories (lower of cost or net realisable value)

— Stock of material at site	402	468
— Stock in Trade	40	317
— Finished Properties	—	2,596
— Incomplete projects	5,76,934	4,29,284
Total	<u>5,77,376</u>	<u>4,32,665</u>

Footnote:

- The project is under initial stage of development and is expected to have net realisable value greater than the cost.
- The debentures are issued against mortgage of units to be constructed in the project.
- The subsidiary company has entered into an Agreement / Consent Terms dated 04 July 2025 with DLF Limited for settlement of the outstanding loan. Pursuant to and in accordance with the said Consent Terms, a carpet area aggregating to 1,51,727 square feet of the Project, comprising 34 units, stands mortgaged in favour of DLF Limited as security for due performance and settlement of the aforesaid loan obligations. — Refer Note No. 13

NOTE 10. CASH AND CASH EQUIVALENTS

Balances with banks:

— in current accounts	7,334	8,252
— in deposit with maturity of less than twelve months	9,851	18,879
Cash on hand	173	174
Total	<u>17,358</u>	<u>27,306</u>

Footnote:

Fixed Deposits amounting to ₹175.00 lakhs are kept with the Bank and are under lien towards Bank Guarantees issued on behalf of the Company.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ lakhs)

	As at 31st March, 2026	As at 31st March, 2025
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NOTE 11. EQUITY SHARE CAPITAL

Equity share capital		
	<u>5</u>	<u>5</u>
Total	5	5
Authorised Share Capital:		
95,000 (PY: 95,000) Ordinary Equity Shares of ₹ 10/- each	10	10
50,000 (PY: 50,000) Class A Equity Shares of ₹ 10/- each	5	5
5,000 (PY: 5,000) Class B Equity Shares of ₹ 10/- each	1	1
50,000 (PY : 50,000), 10% Non Cumulative Redeemable Preference Shares of ₹ 10 each (Refer Note 13 (h))	5	5
Total	20	20
Issued and subscribed capital comprises:		
Ordinary Equity Shares		
37,306 (PY: 37,306) Equity Shares of ₹ 10/- each fully paid up	4	4
	<u>4</u>	<u>4</u>
Class A Equity Shares		
10,200 (PY: 10,200) Equity Shares of ₹ 10/- each full paid up	1	1
	<u>1</u>	<u>1</u>
Class B Equity Shares		
629 (PY: 629) Equity Shares of ₹ 10/- each full paid up	0	0
	<u>0</u>	<u>0</u>
Total	5	5

a) Reconciliation of Number of shares outstanding at the beginning and at the end of the year

	Number of shares	Amount
Ordinary Equity Shares		
Balance at 31st March, 2024	37,306	37,306
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2025	37,306	37,306
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2026	<u>37,306</u>	<u>37,306</u>
Class A Equity Shares		
Balance at 31st March, 2024	10,200	10,200
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2025	10,200	10,200
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2026	<u>10,200</u>	<u>10,200</u>
Class B Equity Shares		
Balance at 31st March, 2024	629	629
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2025	629	629
Add / (Less) : Issued / (Bought back) during the year	—	—
Balance at 31st March, 2026	<u>629</u>	<u>629</u>

b) Terms / rights attached to Equity Shares:

- The ordinary equity shares have a face value of ₹ 10/- per share. In the event of liquidation of company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.
- Class A shareholder will have preference to dividend and additional voting rights as per shareholder agreement depending on Certain performance milestones.
- Class B shareholder will have preference to dividend and additional voting rights as per shareholder agreement depending on Certain performance milestones.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

c) Details of shares held by each shareholders holding more than 5% shares

i. Equity Share Capital

	As at 31st Mar, 2026		As at 31st Mar, 2025	
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares
Ordinary Equity Shares				
Nitant Real Estate Private Limited	22,859	61.27%	22,859	61.27%
Distinctive Realty Private Limited	2,704	7.25%	2,704	7.25%
Amazia Developer Private Limited	11,191	30.00%	11,191	30.00%
Class 'A' Equity Shares				
Amazia Developer Private Limited	10,200	100%	10,200	100%
Class 'B' Equity Shares				
Amazia Developer Private Limited	629	100%	629	100%

d) Details of Shares held by each promoters

Name of Shareholders	As at 31st March, 2026		As at 31st March, 2025		Changes in Shareholding (%)
	No. of Shares held	% holding of this class of shares	No. of Shares held	% holding of this class of shares	
Fully paid equity shares					
Nitant Real Estate Private Limited	22,859	61.27%	22,859	61.27%	—
	22,859	61.27%	22,859	61.27%	—

(₹ in lakhs)

As at
31st March, 2026

As at
31st March, 2025

NOTE 12. OTHER EQUITY

Securities premium reserve

Balance at the beginning of the year 18,663 18,663

Add / (Less) :

Premium on account of shares allotted during the year — —

Balance at the end of the year 18,663 18,663

Retained Earnings

Balance at the beginning of the year (69,311) (87,820)

Difference in Audit and MR (332) (43)

Profit attributable to the owners of the company (1,186) 18,552

Profit relating to non controlling interest 1,026 —

Balance at the end of the year (69,804) (69,311)

Total (51,141) (50,649)

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
NOTE 13. BORROWINGS		
Non-current		
Secured		
(i) Debentures - Secured		
1,000 (PY :1,000) (Series A — 8%) Listed, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 8.29 lakhs — each (Refer footnote a)	10	10
3,500 (PY : 3,500) (Series B — 18%) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹10 lakhs — each (Refer footnote b)	35,000	35,000
12,950 (PY : Nil) (Series C — 18%) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 8,03,665 — each (Refer footnote b)	96,352	1,06,649
9,740 (PY : 9,740) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 9,07,598 — each (Refer footnote c)	88,400	88,400
1,400 (PY : 1,400) Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹ 10 lakhs — each (Refer footnote c)	14,000	14,000
(ii) Redemption premium		
Premium on redemption of debentures	11,017	10,613
Premium on redumption of debentures (Value at Amortised cost adjustment IND AS)	62,135	62,145
(iii) Liability Component of Preference Shares		
1,865 (PY : 1,865) 10% Non Cumulative Redeemable Preference Shares of ₹ 10/- each fully paid up (Refer footnote h)	0.19	0.19
(iv) Secured Unlisted NCD		
2500 (PY : Nil) 18% Unlisted, Rated Secured Cumulative, Redeemable non-convertible debentures of the face value of ₹10 lakhs — each (Refer footnote d)	25,000	25,000
(v) Term Loan		
— From banks (Refer Foot Note g)	86	132
— From Other Parties (Refer Foot Note g)	68	127
(vi) Loan from Others (Refer Foot Note f)	54,990	18,947
— Loan From Related Parties	—	19,752
Total	3,87,059	3,80,773
Less: Transferred to Current Maturities	1,67,356	—
	1,67,356	—
Total (a)	2,19,703	3,80,773
Current		
Secured		
Current maturities of long-term debts (Refer Note 13)		
Non-convertible debentures	1,67,356	—
Term Loan		
— From banks (Refer Foot Note g)	46	—
— From Other Parties (Refer Foot Note g)	42	—
Total (b)	1,67,444	—
Unsecured		
— Loan from Others	7,524	—
— Loan From Related Parties	35,301	—
Total (c)	42,825	—
Total (a+b+c)	4,29,972	3,80,773

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 13. BORROWINGS (Contd.)

Footnotes:

a. Senior (Listed) A Series Non Convertible Debentures :

- i. Senior Debentures A series are Listed carry coupon at the rate of 18%, the debentures are to be redeemed at 20% IRR post tax as on redemption date less coupon payments monthly.
- ii. The debentures are secured against first charge on the 25 South Project.
- iii. The Company has B rating for the Debentures.
- iv. Debentures having a residual value of ₹ 10 Lacs are to be redeemed post redemption of Junior (unlisted) Non Convertible Debentures.

b. Senior (Unlisted) Series B and Series C Non Convertible Debentures :

- i. Senior Debentures B and C series are Unlisted carry a coupon rate of 18% PA, these debentures are to be redeemed at IRR of 20% post tax on the redemption less monthly coupon payments.
- ii. The debentures are secured against first charge on the 25 South Project.
- iii. Share investment in Twenty Five Downton Realty Limited are pledged against Series C NCDs.

c. Junior (Unlisted) Non Convertible Debentures :

- i. Junior Debentures are Unlisted are to be redeemed at 16.30% IRR on redemption date in three installments starting from December 2025.
- ii. The debentures are secured against Second charge (pari pasu) on the 25 South Project.
- iii. During the year ended march 31, 2026, the Company has not recognised the redemption premium on the aforesaid Junior NCDs, which had an outstanding balance of ₹1,02,400 lakhs as on 31.03.2026 against the initial issue value of ₹1,11,400 lakhs, since the Company is in the process of renegotiating the terms and conditions of the said debentures with the debenture holders. Recognition of the redemption premium shall be undertaken once the revised terms are finalised and the financial impact thereof is ascertained.

d. (Unlisted) Non Convertible Debentures :

- i. Unlisted Non Convertible Debentures issued by the subsidiary company carry coupon at the rate of 18%, the debentures are to be redeemed at 20% IRR post tax as on redemption date less coupon payments monthly.
- ii. The debentures are secured against first charge on the 25 Downtown Project.

e. Loan from others

- i. The subsidiary company has entered into an Agreement / Consent Terms dated 04 July 2025 with DLF Limited for settlement of the outstanding loan. Pursuant to and in accordance with the said Consent Terms, a carpet area aggregating to 1,51,727 square feet of the Project, comprising 34 units, stands mortgaged in favour of DLF Limited as security for due performance and settlement of the aforesaid loan obligations.
- ii. No provision has been recognised by the subsidiary Company in respect of interest arising from the Agreement / Consent Terms dated 04 July 2025 entered into with DLF Limited for settlement of the outstanding loan obligations, as the management has decided not to recognise such interest in the books of account as at the reporting date.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

f. Term Loan

- i The subsidiary company has availed vehicle loans from Bank and Non-Banking Financial Company (NBFC) for acquisition of vehicles.
- ii The total sanctioned amount of such loan aggregates to 358.66 Lakhs, carrying aggregate monthly installments (EMI's) of Rs. 8.47 Lakhs.
- iii The loans are secured by hypothecation of respective vehicles financed and are repayable in monthly installments over a tenure ranging between 3 to 5 years, as per respective sanction terms.
- iv Interest rates range between 8% & 10% per annum, on fixed/floating basis.

(₹ in lakhs)

Year Ended 31st March, 2026	Year Ended 31st March, 2025
--------------------------------	--------------------------------

g. Preference Share Capital

Nitant Real Estate Private Limited

No of shares held	1,865	1,865
% holding of this class of shares	100	100

h. Preference Shares

Balance at 1st April, 2024	1,865	1,865
Add : Issued during the year	—	—
Less : Bought back during the year	—	—
Balance at 31st March, 2025	1,865	1,865
Add : Issued during the year	—	—
Less : Bought back during the year	—	—
Balance at 31st March, 2026	1,865	1,865

Footnote:

i. Details of repayment of borrowings are as follows :

Particulars	Interest ROI	Up to 1 year	2 to 4 years	After 4 years
Term Loan for Bank & Other Parties (As on 31/03/2026)	8-10%	154	88	—
Secured listed NCD (As on 31/03/2026)	18%	—	10	—
Secured Unlisted NCD (As on 31/03/2026)	18%	1,67,370	2,19,525	—
Other Unsecured Loans (As on 31/03/2026)	24%	42,825	—	—
Total		2,10,349	2,19,623	—

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 14. TRADE PAYABLES

Ageing for trade payables outstanding as at March 31, 2026 is as follows:

(₹ in lakhs)

Particulars	"Outstanding for following periods from due date of payment"					Total
	Less than 6 months	6 months - 1 Year	1-2 years	2-3 years	More than 3 year	
Trade payable						
Due to micro and small enterprises (Refer Footnote)	298	9	—	—	—	307
Due to others than micro and small enterprises	2,734	1,403	953	121	111	5,322
Total						5,628

Ageing for trade payables outstanding as at March 31, 2025 is as follows:

Particulars	"Outstanding for following periods from due date of payment"					Total
	Less than 6 months	6 months - 1 Year	1-2 years	2-3 years	More than 3 year	
Trade payable						
Due to micro and small enterprises (Refer Footnote)	345	29	45	7	25	451
Due to others than micro and small enterprises	7,196	1,360	659	750	854	10,818
Total						11,270

Footnote:

Dues to Micro and Small Enterprises :

- The Company has certain dues to suppliers registered under Micro, Small and Medium Enterprises Development Act, 2006 ('MSMED Act'). The disclosures pursuant to the said MSMED Act are as follows:
 - The principal amount remaining unpaid to suppliers at the end of the year. - ₹ 307 Lakhs (P.Y. ₹ 451 Lakhs).
 - Interest due remaining unpaid to any supplier at the end of the year. - Nil (P.Y. Nil)
 - The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006, along with the payment made to supplier beyond the appointed day during the year.- Nil (P.Y. Nil)
 - The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006. - Nil (P.Y. Nil)
 - The amount of interest accrued and remaining unpaid at the end of each accounting year. - Nil (P.Y. Nil)
 - The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprises, for the purpose of disallowance of a deductible expenditure under section 23 of the MSMED Act, 2006 - Nil (P.Y. Nil).
- The above information has been provided as available with the Company to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED Act. The overdue principal amounts outstanding to the extent ₹ 307 lakhs (P.Y- ₹ 451 lakhs) are payable to such vendors at the Balance Sheet date. The interest on overdue amount has not been provided/paid since there are differences in supplier account balances is under reconciliation.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	As at 31st March, 2026	As at 31st March, 2025
--	---------------------------	---------------------------

NOTE 15. OTHER FINANCIAL LIABILITIES

Non-current

Interest Accrued & Not Due on Other Loan-Unsecured	8,715	504
Retention money payable (Refer footnote)	1,832	169
Other payables	187	—
Total	10,734	672

Footnote:

Contractors Retention Money liability which are due for payment as at 31st March, 2026 are shown under “Other Financials Liabilities” as per Ind AS-32. The management is after opinion that the retention liability is in the nature of guarantee towards performance and does not relate to the credit period given by the contractor. Further, in the opinion of the management, there has not been any authoritative clarification/interpretation with regard to measurement of fair value in respect of above item considering which retention money liability has not been discounted as on 31st March, 2026.

Current

Interest accrued & due on other loan-unsecured	66	—
Retention money payable	—	1,755
Other payables	3,442	3,755
Provision for Trade Payable & Expenses	23,136	—
Total	26,644	5,510

NOTE 16 . PROVISIONS

Non-current

Employee Benefits		
Provision for Gratuity	148	110
Provision for leave benefit	76	71
Total	224	181

Current

Employee Benefits		
Provision for Gratuity	55	26
Provision for leave benefit	39	46
Total	94	72

NOTE 17. OTHER CURRENT LIABILITIES

Current

Advance from customers	3,38,943	2,13,305
Other payables :		
— Statutory dues	1,216	1,292
— Employees benefit payables	345	173
Total	3,40,504	2,14,769

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year Ended 31st March, 2026	Year Ended 31st March, 2025
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NOTE 18. REVENUE FROM OPERATIONS

Revenue from Sale of Finished Properties	3,428	—
Revenue from Sale of trading materials	752	1,915
Revenue from Contract Services	251	2,577
Other operating revenue :		
Maintenance Charges Received	48	—
Other operating Income	41	303
Management and Professional Fees Received	26	32
Provision no longer required	—	3
Sundry Credit balance written back	37	84
Total	4,584	4,915

NOTE 19. OTHER INCOME

Interest Income:

Bank fixed deposits	1,317	589
Interest on Loans	21,247	11,738
Interest on Others	51	—
Total (a)	22,615	12,327
Profit on sale of assets	0.2	—
Miscellaneous income	2	5
Sundry credit balance written back	10	—
Total (b)	13	5
Total (a+b)	22,628	12,332

NOTE 20. COSTS OF CONSTRUCTION / DEVELOPMENT

Construction costs incurred during the year:

Land / rights acquired	4,363	380
Material and labour costs	17,385	25,306
Approval and consultation expenses	24,154	10,245
Other direct development expenses	709	1,233
Total	46,611	37,163

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year Ended 31st March, 2026	Year Ended 31st March, 2025
NOTE 21. CHANGES IN INVENTORIES OF FINISHED GOODS, STOCK-IN-TRADE AND WORK-IN-PROGRESS		
Opening Inventory :		
Incomplete projects	3,92,319	3,06,307
Finished Properties	2,596	2,596
Stock in Trade (Trading Material)	317	650
	<u>3,95,231</u>	<u>3,09,552</u>
Add / (Less):		
Addition/deduction on Account of Audit and MR	(1,531)	282
Closing Inventory :		
Incomplete projects	5,39,969	3,92,319
Finished Properties	—	2,596
Stock in Trade (Trading Material)	40	317
	<u>5,40,009</u>	<u>3,95,231</u>
Total	<u>(1,46,309)</u>	<u>(85,398)</u>

NOTE 22. EMPLOYEE BENEFITS EXPENSES

Salaries, bonus, etc.	2,727	2,577
Contribution to provident and other funds	93	64
Staff welfare expenses	10	14
Other fund expenses	3	2
Total	<u>2,833</u>	<u>2,657</u>

NOTE 23. FINANCE COSTS

Interest costs:—		
Interest on Debentures	37,007	39,178
Premium on Redemption of debentures	699	10,928
Interest on Loan	69,088	560
Interest on Others	34	9
Interest on Fixed loans	—	14
Other interest expense	0.02	3
Other borrowing costs	—	20
Total	<u>1,06,827</u>	<u>50,713</u>

Footnote :

- a. In the line with IND AS-23 'Borrowing Costs,' the borrowing cost of ₹ 70,570.00 Lakhs (P.Y. ₹ 12,180 lakhs) have been capitalised to Inventory.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

	Year Ended 31st March, 2026	Year Ended 31st March, 2025
--	--------------------------------	--------------------------------

NOTE 24. DEPRECIATION AND AMORTISATION EXPENSES

Depreciation of property, plant and equipment	513	466
Total	513	466

NOTE 25. OTHER EXPENSES

Insurance	49	82
Filing Fees	8	-
Bank Charges	14	-
Rates and taxes	5,250	41
Advances and other debit balances written off	3	-
Advertisement expenses	610	1,607
Brokerage	1,502	4,027
Business Promotion Expenses	2,136	-
Director's fees and travelling expenses	21	51
Electricity Expenses	74	-
Travelling and conveyance	56	31
Interest on Delayed	10	6
Housekeeping Expenses	93	-
Water Charges	35	-
Repairs and society maintenance charges	613	549
Stamp Duty & Registration Charges	3,237	-
Sundry Balances Written off	-	5
Electricity Charges	79	-
Security Charges	159	-
Software Charges	492	-
Legal and professional fees	1,319	1,305
Loss on Sale of Fixed Assets	-	-
Loss on foreign currency fluctuation (Net)	16	4
Water Charges	34	-
Other expenses	2,303	16,532
Total	18,114	24,241

Auditors Remuneration (included in other expenses)

Audit fees	15	4
Other certification fees	1	1
Limited review fees	2	1
Total	18	5

NOTE 26. EARNINGS PER SHARE (EPS)

Earning Per Share has been computed as under:

Profit /(Loss) for the year	(1,231)	18,223
Weighted average number of equity shares outstanding	0.48	0.48
Earnings Per Share (₹) - Basic (Face value of ₹10 per share)	(2,558)	37,858

Diluted earning per share is same as basic earning per share.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

NOTE 27. RELATED PARTY DISCLOSURE

I) List of related parties (as certified and confirmed by the management):

A. Subsidiaries

- 1 Twenty Five Downtown Realty Limited

B. Holding Company

- 1 Nitant Real Estate Private Limited

C. Enterprises where key management personnel or their relatives exercise significant influence

(Where transactions have taken place)

- 1 Powersoft IT Private Limited
- 2 Twenty Five South Maintenance Private Limited
- 3 Citywood Builders Private Limited
- 4 25 West Realty Private Limited
- 5 Heet Builders Private Limited
- 6 Hubtown Limited

D. Directors

- 1 Sunil Chandrakant Shah
- 2 Praphul Devram Shinde - Whole-time Director
- 3 Vandana Paresh Dhanki
- 4 Sachin Anant Sawant
- 5 Bhavya Ajit Shah (Director of the company)
- 6 Shweta Trimukhe (Director of the company)
- 7 Monil Thakur (Director of the company)
- 8 Vyomesh Mahipatray Shah (Director of the company)
- 9 Khilen Shah (Director of the company)
- 10 Hemant Shah (Relative of Director)
- 11 Rushank Shah (Relative of Director)

Note: Related party relationships are as identified by the Company and relied upon by the Auditor.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

E. Transactions with Related Parties (Based on shareholding as on 31st March, 2026)

(₹ in lakhs)

Sr. No.	Particulars	Holding Company	Entities where Control Exists	KMP and Relative of KMP
1	Advances and Funds received /recovered:			
	Hubtown Limited	—	42,825	—
		(—)	(25,997)	(—)
	Nitant Real Estate Private Limited	11,679	—	—
		(2,269)	(—)	(—)
2	Heet Builders Private Limited	—	—	—
		(—)	(1,400)	(—)
	Loans and Advances given \ repaid \ recovered \ adjusted			
	Hubtown Limited	—	7,524	—
		(—)	(8,000)	(—)
3	Nitant Real Estate Private Limited	19,901	—	—
		(34,181)	(—)	(—)
	Heet Builders Private Limited	—	—	—
		(—)	(700)	(—)
	25 West Realty Private Limited	—	—	6,300
4		(—)	(—)	(—)
	Consultancy, Material and server rental charges			
	Powersoft IT Private Limited	—	—	324
		(—)	(—)	(222)
	Twenty Five South Maintenance Private Limited	—	—	125
5		(—)	(—)	(381)
	Interest expense			
	Hubtown Limited	—	8,715	—
		(—)	(487)	(—)
	Interest income			
6	25 West Realty Private Limited	—	—	1,437
		(—)	(—)	—
	Nitant Real Estate Private Limited	9,716	—	—
		(7,895)	(—)	(—)
	Contract Service Income			
7	Citywood Builders Private Limited	—	—	—
		(—)	(—)	(77)

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

(₹ in lakhs)

Sr. No.	Particulars	Holding Company	Entities where Control Exists	KMP and Relative of KMP
7	Other Income & Management Fees Received			
	Twenty Five South Maintenance Private Limited	— (—)	— (—)	13 (81)
8	Remuneration/Director Sitting Fees			
	Sachin Anant Sawant	— (—)	— (—)	0.3 (0.2)
	Sunil Chandrakant Shah	— (—)	— (—)	3 (6)
	Vandana Paresh Dhanki	— (—)	— (—)	1 (4)
	Nandini Deshmukh	— (—)	— (—)	3 (6)
	Bhavya Shah	— (—)	— (—)	4 (4)
	Khilen Shah	— (—)	— (—)	4 (4)
	Monil Pandarinath Thakur	— (—)	— (—)	4 (4)
	Param Bir Singh	— (—)	— (—)	— (3)
	Shweta Trimukhe	— (—)	— (—)	2 (6)
	Vyomesh Shah	— (—)	— (—)	4 (4)
9	Reimbursement of Expenses			
	Vyomesh M. Shah	— (—)	— (—)	6 (7)
	Hemant Shah	— (—)	— (—)	2 (17)
	Khilen Shah	— (—)	— (—)	11 (52)
	Rushank Shah	— (—)	— (—)	82 (640)
	Bhavya Shah	— (—)	— (—)	— (5)

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

b. Balance payable/receivable with Related Parties:

(₹ in lakhs)

Sr. No.	Particulars	As at 31 March, 2026	As at 31 March, 2025
a.	Balance Payable		
	Twenty Five South Maintenance Private Limited	37	182
	Hubtown Limited	44,017	18,947
b.	Balance Receivable		
	Nitant Real Estate Private Limited	53,607	43,583
	25 West Realty Private Limited	7,723	—

NOTE 28 : CATEGORIES OF FINANCIAL INSTRUMENTS

Fair Value measurement

	31st March 2026		31st March 2025	
	FVPL / FVOCI	Amortised Cost	FVPL / FVOCI	Amortised Cost
Financial Assets				
Loans	—	1,03,056	—	62,434
Other financial assets	—	37,469	—	19,480
Cash and cash equivalent	—	17,358	—	27,306
Bank balances other than above	—	—	—	—
Total of Financial Assets	—	1,57,884	—	1,09,221
Financial Liabilities				
Borrowings	—	4,29,972	—	3,80,773
Trade payables	—	5,628	—	11,270
Other Financial liabilities	—	37,378	—	6,183
Total of Financial Liabilities	—	4,72,979	—	3,98,226

NOTE 29. CONTINGENT LIABILITY

Sr. No.	Particulars	As at 31st March, 2026	As at 31st March, 2025
1	Workmen's liability of earstwhile, Hindoostan Spinning and Weaving Mills Limited (Refer Foot note 1)	21	21
2	Chief Controlling Revenue Authority (Refer Foot note 2)	4,931	4,931
3	Bank Guarantee	175	125
4	Goods & Services Tax Act, 2017 (GST) (Refer Foot note 3)	2,646	1,583

Contingent liabilities include corporate guarantees issued by the Company and are relied upon by the Auditors.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Foot note :

- 1 The Hindoostan Spinning and Weaving Mills Limited (HSWML), a body corporate in the year 2002 had declared a Voluntary Retirement Scheme (VRS). The VRS liability, alongwith other assets and liabilities, vide scheme of the Board of Industrial and Financial Reconstruction (BIFR), dated 1.4.2004 was inherited by the Holding Company, (formerly known as Hoary Realty Limited, Chaitra Realty Limited). Some of the workers didn't accept VRS and insisted on continuation of job. The Company thereupon declared closure. After going through various appellat bodies the matter was referred to the Industrial Tribunal which passed its order confirming closure. A writ petition was filed by the workers Union against the order of Industrial Tribunal. The said dispute is yet to be resolved fully. Liability disclosed herewith is net of Advances paid amounting ₹ 5.17 lakhs.
- 2 Pursuant to the Audit by the office of the Accountant General, Govenment of Maharashtra, The Department of Stamps and Registrations has claimed to a short levy of stamp duty of approximately ₹ 22 crores on the adjudicated and registered Joint Development Agreement of the Holding company ("the Holding Company") dated 18th December, 2014 with Wadhwa Group Holdings Private Limited. The Company Challenged the above observation before the CCRA and IGR u/s 53-A of the stamp Act, hearing of which was concluded on 26.12.2017. However no order was passed by the CCRA. Later, in 2019, the Holding Company recieved a notice from the CCRA that, post audit objection, there was a continuing shortfall of stamp duty of approximately ₹ 67 crores, considering which suo moto revision u/s 53-A of the Stamp Act had been initiated against the company. The CCRA has now passed a final Order holding that there is a deficit of stamp duty of ₹ 49 crores. Aggrieved, the company has filed a Petiton before the Hon'ble Bombay High Court, challenging the jurisdictional authority of the CCRA and IGR to initiate a second revision u/s 53-A of the Stamp Act.
- 3 The Group is contesting a demand raised by the GST department u/s. 73 for period July-17 to March-20 & FY 2018-19 of ₹ 18.17 Crore & 8.29 Crores respectively. The dispute is pending at the appeallate authority level. Based on the facts of the case, the management is of the opinion that it has a strong case and the stands a high likelihood of succeeding before the appeallate authority. Pending the final decision on the above matter, no adjustment has been made in these standalone financial statements.

NOTE 30.

In the opinion of The Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loan and Advances continue to have a realizable value of at least the amounts at which they are stated in the balance sheet.

NOTE 31. FINANCIAL RISK MANAGEMENT OBJECTIVES

The Group's financial risk management is an integral part of how to plan and execute its business strategies. The Group's financial risk management policy is set by the Managing Board of the Group.

The Group manages market risk through a treasury department which evaluates and exercises independent control over the entire process of market risk management. The treasury department recommend risk management objectives and policies which are approved by the senior management. The activities of this department include management of cash resourses, borrowing strategies and ensuring compliance with the market risk limits and policies.

1) Market Risk

a) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's exposure to the risk of changes in market interest rates relates primarily to company's long term debt obligations with floating interest rates.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

b) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate on account of changes in foreign exchange rates. The company does not have any exposure to the risk of changes in foreign exchange rates from its operating activities or investments in foreign companies.

There is no significant purchase of materials of imported materials hence foreign currency risk does not arise.

c) Commodity price risk

The Company is not affected by the price volatility of commodities.

The Company has awarded building construction contracts to its contractors on turnkey basis.

2) Credit Risk

Credit risk is the risk that the customer may not meet its obligation on time as per Agreement to Sales leading to delay in collection. The company is not exposed to credit risk from its trade receivables since the underlying assets is in possession of the company if any default is caused by the customer.

Credit risk from balances with banks and inter corporate loans is managed by the company's treasury department in accordance with the company's policy. Investments of surplus funds are made only with approved companies and within credit limits assigned to each company. The credit limits of parties to whom loans are granted are reviewed by board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make repayments.

3) Liquidity risk

The company is in stage of construction of buildings. All allowable expenses are inventorised by as per the policy of the company. Liquidity risk is dependent on the market demand for completed flats.

- a. No derivative instrument were outstanding at the end of the year.
- b. Uncovered risk in foreign currency transactions are under:

(₹ in lakhs)

		As at 31st March, 2026	As at 31st March, 2025
Trade payables	USD	—	—
	INR	—	—

NOTE 32. CAPITAL MANAGEMENT

(a) Risk management

The Group's objectives when managing capital are to

- Safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders; and
- Maintain an optimal capital structure to reduce the cost of capital.

The Group monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

The Group manages its capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend paid to shareholders, return capital to shareholders or issue new shares.

Gearing Ratio

The gearing ratio at the reporting period was as follows:

	As at 31st March, 2026	As at 31st March, 2025
Borrowings including current Maturities	4,29,972	3,80,773
Interest accrued and due/and but not due	8,781	504
Total Debt	4,38,753	3,81,277
Less : Cash and Cash Equivalents	17,358	27,306
Net Debt (A)	4,21,396	3,53,971
Equity Share Capital	5	5
Other Equity	(42,248)	(40,606)
Total Equity (B)	(42,243)	(40,601)
Debt Equity Ratio A/B	(9.98)	(8.72)

NOTE 33:

The Group's subsidiaries as at 31st March 2026 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. The country of incorporation is also their principal place of business.

Name of the Entity	Country of Incorporation	Ownership interest held by the group		Ownership interest held by the Non controlling interest		Principal Activities
		31st March, 2026	31st March, 2025	31st March, 2026	31st March, 2025	
Name of the Subsidiaries:						
Twenty Five Downtown Realty Limited	India	75%	75%	25%	25%	Real Estate Development

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

Non-Controlling Interest (NCI)

The following table summarises the information relating to each of the subsidiaries that has NCI. The amounts disclosed for each subsidiary are before intra group eliminations.

Particulars	31st March, 2026	31st March, 2025
Non-Current Assets	5,828	5,420
Current Assets	3,00,863	1,49,437
Non-Current Liabilities	83,289	81,485
Current Liabilities	2,32,576	25,785
Net Assets	(9,174)	47,587
Net Assets Attributable to NCI	(2,293)	11,897
Revenue	—	—
Profit/(Loss) for the Year	(4,102)	(1,277)
Other Comprehensive Income	—	—
	(4,102)	(1,277)
Profit/(Loss) allocated to NCI	(1,026)	(319)
Dividend paid to NCI	—	—
OCI allocated to NCI	—	—
Total Comprehensive Income allocated to NCI	(1,026)	(319)
Cash Flow From Operating Activities	3,719	26,542
Cash Flow From Investing Activities	(12,272)	(2,584)
Cash Flow From Financing Activities	17,660	(23,196)
Net increase/(decrease) in cash and cash equivalents	9,108	762

NOTE 34. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31ST MARCH 2026 AND 31ST MARCH 2025:

- i The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii The Company does not have any transaction during the current financial year with companies struck off under Section 248 of the Companies Act, 2013.
- iii The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- iv The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- v The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - a directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or
 - b provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.”

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

- vi The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
- directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or
 - provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.”
- vii The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961.
- viii The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender in current financial year, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- ix The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.

NOTE 35 :

Loans and advances, other receivables, debtors and creditors are subject to confirmations, reconciliations and adjustments, if any, and are considered payable / realisable, as the case may be.

NOTE 36 :

The accumulated losses of the Company have resulted in complete erosion of the net worth of the Company. The Company's management is, however, of the view that the said erosion is temporary in nature as the project of the Company which is under development is expected to result in revenue which when fructified, would result in turnaround of the Company. The Company to that extent does not consider the erosion of the net worth as an impediment to its status as a going concern.

NOTE 37 :

The comparative figures for the year ended 31 March 2025 presented in these Consolidated Financial Statements have been derived from the audited consolidated financial statements of the Company for the financial year ended 31 March 2025, which were approved by the Board of Directors and on which an unmodified / modified (as applicable) opinion was issued by the Statutory Auditors dated May 30, 2025.

NOTE 38 :

Previous years figures have been reCompanyed/reclassified/restated wherever necessary, to make them comparable with current period figures in the financial statement.

The accompanying notes are an integral part of the financial statements

As per our report of even date

FOR **A R C K & Co.**
Firm Registration No. 138758W
CHARTERED ACCOUNTANTS

CHIRAG M. HARANIYA
PARTNER
Membership No. 146683

Mumbai
Date: 20th May, 2026

FOR AND ON BEHALF OF BOARD OF DIRECTORS

PRAPHUL SHINDE
WHOLE-TIME DIRECTOR
DIN 03140671

MUKESH TANK
COMPANY SECRETARY
Mem No. FCS 9604

Mumbai
Date: 20th May, 2026

SACHIN SAWANT
DIRECTOR
DIN 08245090

ALAKNANDA PURAV
CHIEF FINANCIAL OFFICER

NOTES TO CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2026

FORM NO. – AOC - 1

(Pursuant to first proviso to sub-section (3) of Section 129 of the Companies Act, 2013 read with Rule (5) of the Companies (Accounts) Rules, 2014)

Statement Containing Salient Features Of The Financial Statement Of Subsidiaries / Associates Companies / Joint Ventures

PART 'A' – SUBSIDIARIES

Sr. No.	Name of Subsidiaries →	Twenty Five Downtown Realty Limited (formerly known as Joyous Housing Limited)
	Particulars	
1	The date since when subsidiary was acquired	September 4th, 2023
2	Reporting period of the subsidiary concerned, if different from the holding company's reporting period	April 1st, 2025 to March 31st, 2026
3	Reporting currency	₹
4	Share Capital	100
5	Reserves and Surplus	(8,248)
6	Total Assets (including investments)	3,06,690
7	Total Liabilities	3,15,865
8	Investments	—
9	Turnover / Total Income	3,336
10	Profit / (Loss) before Taxation	(5,548)
11	Provision for Taxation (Add) / Less	1,465
12	Profit / (Loss) after Taxation	(4,083)
13	Proposed Dividend	—
14	% of shareholding	75%

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TWENTY FIVE SOUTH REALTY LIMITED

Registered Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai – 400025.
CIN-U51100MH1996PLC100876

Folio No./DP Client ID	
No. of shares held	

ATTENDANCE SLIP

I/We hereby record my/our presence at the **Thirtieth Annual General Meeting** of the Company held on **Tuesday, September 29, 2026 at 12:00 p.m.**, at Jolly Conference Room, 4th floor, IMC Building, IMC Marg, Churchgate Mumbai - 400020

NAME OF THE SHAREHOLDER (IN BLOCK LETTERS)	
SIGNATURE OF THE SHAREHOLDER	
NAME OF THE PROXY (IN BLOCK LETTERS)	
SIGNATURE OF PROXY	

Notes:

1. You are requested to sign and handover this slip at the entrance to the Meeting Venue.
2. If you intend to appoint a proxy to attend the Meeting instead of yourself, the proxy must be deposited at the Registered Office of the Company not less than 48 hours before the time for holding the Meeting.

TWENTY FIVE SOUTH REALTY LIMITED

Registered Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi, Off Veer Savarkar Road, Prabhadevi, Mumbai – 400025.
CIN-U51100MH1996PLC100876

Folio No./DP Client ID	
No. of shares held	

FORM OF PROXY

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

I/We of in the district of
being a member/members of **TWENTY FIVE SOUTH REALTY LIMITED** hereby appoint
of in the district of or failing him
of in the district of as my/our proxy to vote for me/us on my/our behalf at the
Thirtieth Annual General Meeting of the Company to be held on **Tuesday, September 29, 2026 at 12:00 p.m.**, at Jolly Conference Room, 4th floor, IMC Building, IMC Marg, Churchgate Mumbai – 400020 and at any adjournment thereof .

Signed this day of, 2026.

Affix Re. 1
Revenue
Stamp

Signature

N.B.: This proxy should be deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.

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ROUTE MAP



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If undelivered please return to:

Twenty Five South Realty Limited

CIN-U51100MH1996PLC100876

Registered Office: Hindoostan Mills Compound, Kashinath Dhuri Marg, Patilwadi,
Off Veer Savarkar Road, Prabhadevi, Mumbai - 400025